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October 2, 2008

City of Huntington Beach

OCT 14 2008

Mr. Tom Wilhelm  
KZ Holdings, LLC  
19752 MacArthur Blvd, Suite 250  
Irvine, California 92612

SUBJECT: PARKING STUDY FOR PROPOSED CVS PHARMACY IN HUNTINGTON BEACH,  
CALIFORNIA  
(RICK ENGINEERING COMPANY JOB NUMBER 15478-A)

Dear Mr. Wilhelm:

The following letter has been prepared to determine the parking requirements for the proposed CVS site, located at the intersection of Goldenwest Street/McFadden Avenue in the City of Huntington Beach. **Exhibit 1** shows the vicinity map of the project area. To accomplish this, the existing parking demand was evaluated at three comparable sites. The survey sites, peak days and periods of operation were provided by CVS and determined based on historical information and/or financial data, which are representative of the proposed facility and it's expected peak and daily parking demand. **Exhibit 2** shows the site plan and parking configuration for the proposed CVS Pharmacy.

#### DATA COLLECTION/RESEARCH/SITE INFORMATION

The City of Huntington Beach's Development Code requirements for off-street parking spaces is 1 space per 200 square feet (or 5 spaces per 1,000 square feet) of gross floor area for the land use category of retail sales. However, this category is generic in nature and may not accurately represent the parking requirements for a more specific land use category such as a pharmacy. The proposed CVS Pharmacy development has a gross floor area of 14,670 square feet. Based on the Development Code requirement, 73 spaces are required, while the current site plan proposes 64 spaces. It is important to note that the Institute of Transportation Engineers "Parking Generation", 3<sup>rd</sup> Edition publication, peak demand rates for 15 survey sites range from 0.79 to 3.67 per 1,000 square feet of gross floor area for a similar weekday period for a Pharmacy/Drugstore with a drive-thru window.

To address the potential parking concerns at the new facility, existing parking counts at three sites near the proposed Goldenwest Street/McFadden Avenue site were conducted. The existing parking demand was counted every 15 minutes, between the hours of 4:00 p.m. and 8:00 p.m. on Monday, September 22<sup>nd</sup> and Tuesday, September 23<sup>rd</sup> at the following three comparable CVS Pharmacy sites:

- CVS Pharmacy, 18872 Beach Boulevard, Huntington Beach, CA
- CVS Pharmacy, 102 N. Main Street, Santa Ana, CA
- CVS Pharmacy, 7065 La Palma Avenue, Buena Park, CA

**Attachment A** shows an aerial of each existing comparable site surveyed. These comparable sites were surveyed to determine the actual peak parking demand for a CVS Pharmacy. These three comparable sites were selected because of their similar size and operational characteristics to the proposed CVS Pharmacy (all three sites included a drive-thru), and the parking areas for CVS facilities are somewhat separated from the parking for the adjacent uses.

Mr. Tom Wilhelm  
October 2, 2008  
Page 2 of 2

**Table 1** shows the parking calculations for the individual surveyed sites as well as the overall average of the three sites combined. Based on the parking analysis calculations, the average rate for spaces currently provided at the three sites range from 4.4 to 4.9 per 1,000 square feet of gross floor area with an average rate of 4.7 per 1,000 square feet of gross floor area for all the sites combined. This is slightly less than the 5 spaces per 1,000 square feet required in the City's Development Code. However, the maximum occupied spaces counted for the three sites ranged from 14 to 33 spaces with a peak demand rate ranging from approximately 1.0 to 2.2, and an average peak demand rate of 1.7 per 1,000 square feet of gross floor area.

## CONCLUSIONS

Based on the results of the site-specific parking data collection and analysis conducted at the three comparable CVS Pharmacy locations, the following comments and recommendations are provided.

- Based on the current site plan for the proposed CVS Pharmacy located at Goldenwest Street/McFadden Avenue in the City of Huntington Beach, 64 parking spaces are provided.
- The City of Huntington Beach's Development Code requirements for off-street parking spaces is 1 space per 200 square feet (or 5 spaces per 1,000 square feet) of gross floor area for the land use category of retail sales. However, this category is generic in nature and may not accurately represent the parking requirements for a more specific land use such as pharmacy.
- The maximum occupied spaces counted during any 15-minute period over the two days between the hours of 4:00 p.m. and 8:00 p.m. for the three comparable sites was 33 spaces, with a maximum peak parking demand rate of 2.2 per 1,000 square feet of gross floor area.
- If the maximum peak parking demand rate of 2.2 were applied to the proposed 14,670 square foot CVS facility, 32 spaces would be required to accommodate the expected parking demand based on the surveys conducted at the three existing comparable sites.

In conclusion, the 64 parking spaces provided for the proposed CVS Pharmacy site located at the intersection of Goldenwest Street/McFadden Avenue is sufficient for the expected peak and daily parking demand. Also, if the maximum peak parking demand rate of 2.2 were applied to the proposed 14,670 square foot CVS facility, 32 spaces would be required to accommodate the expected parking demand based on the surveys conducted at the three existing comparable sites. The proposed facility will provide twice as many spaces than the expected future demand.

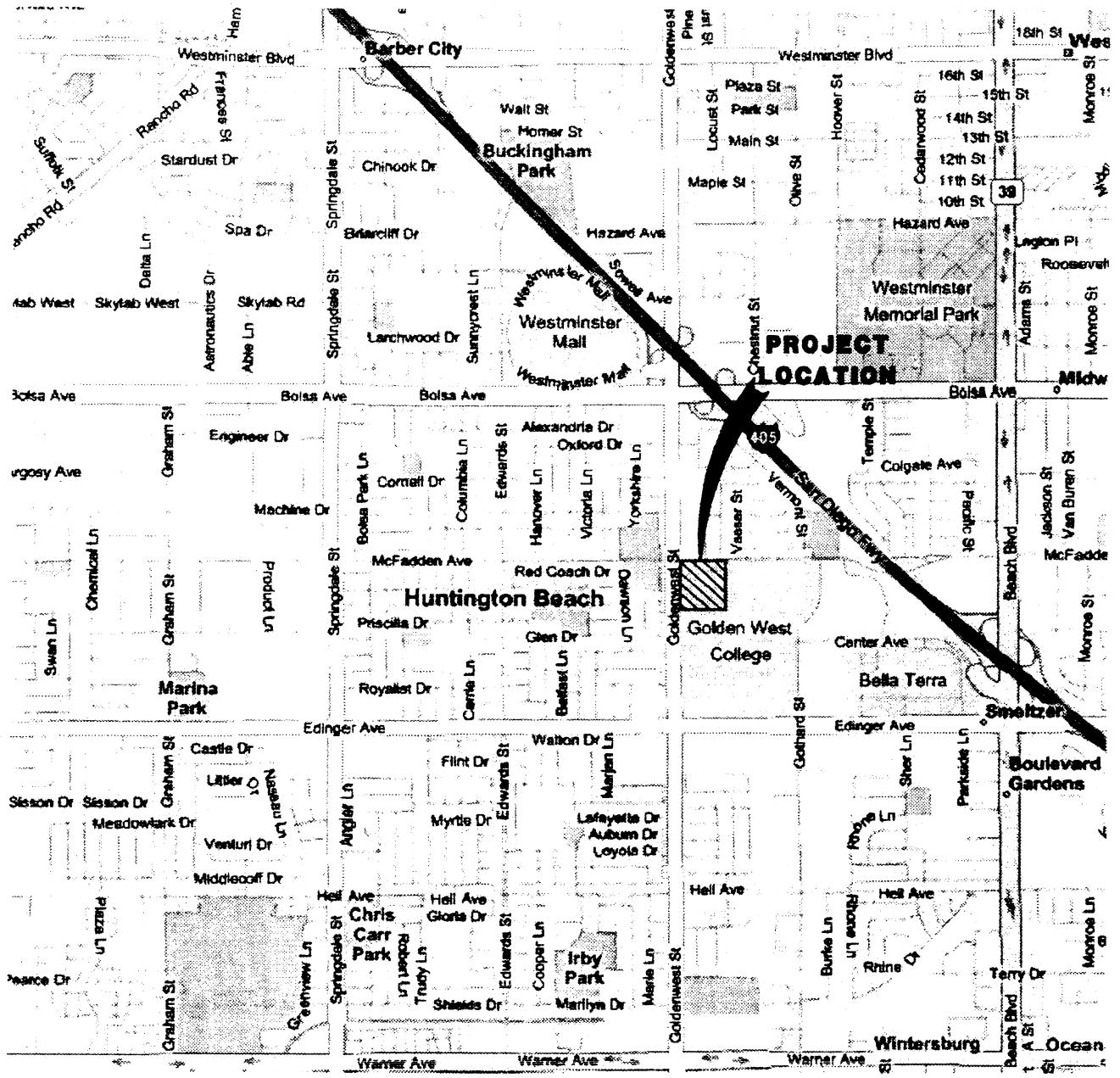
If you have any questions, please feel free to contact Brad Thornton or myself at (619) 291-0707.

Sincerely,  
RICK ENGINEERING COMPANY



Michael L. Kenney, PE, TE  
RCE #56661, Exp. 6/30/09  
Associate





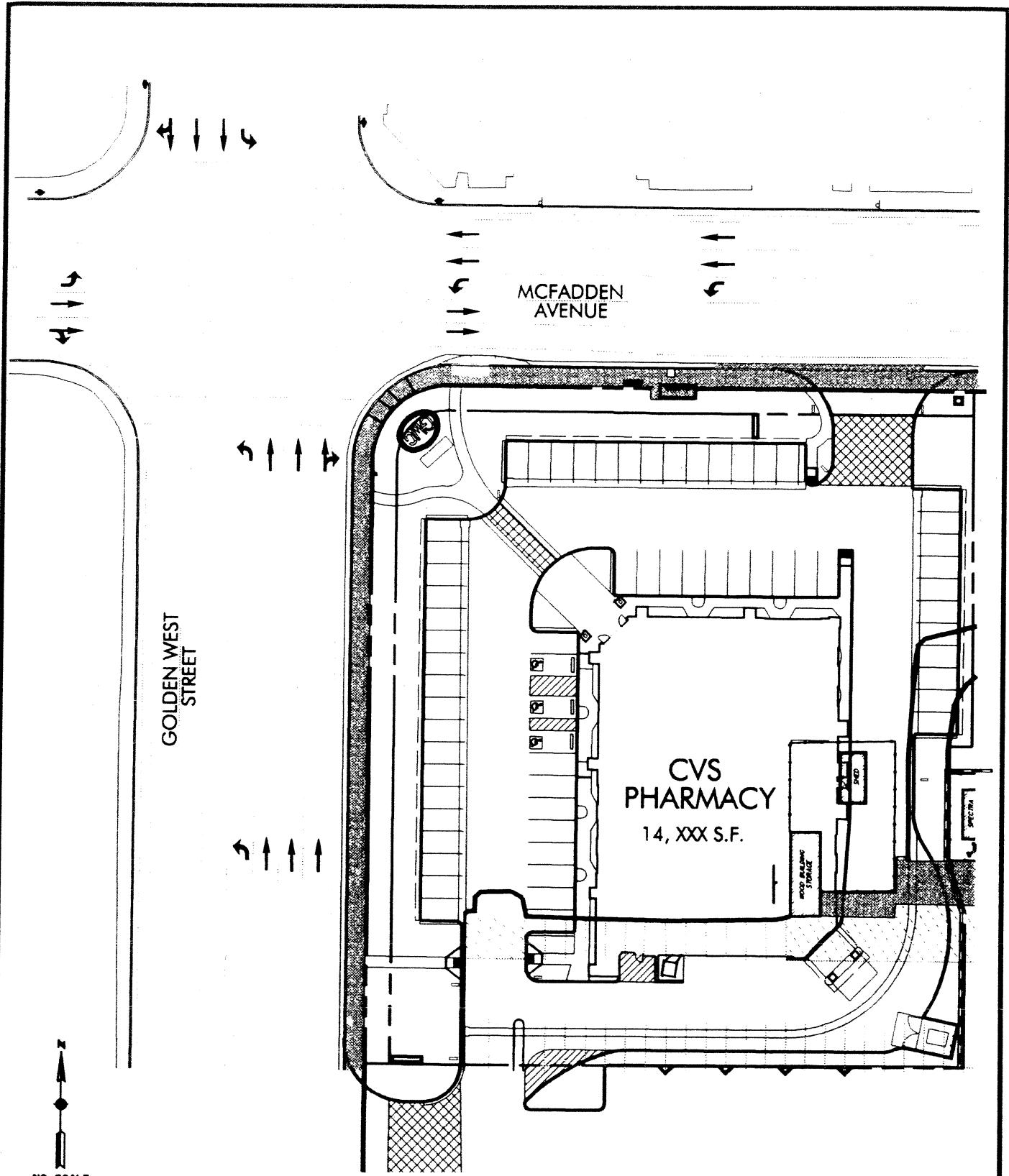
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**RICK**  
ENGINEERING COMPANY

## EXHIBIT 1

### VICINITY MAP

CVS PHARMACY PARKING STUDY



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## EXHIBIT 2

SITE PLAN

CVS PHARMACY PARKING STUDY

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ATTACHMENT NO. 73-4

**Table 1: Parking Demand Analysis**

| Location: 7065 La Palma Avenue, Buena Park (Store # 5837) |                 | Location: 102 N. Main Street, Santa Ana (Store # 5841) |                 |
|---|-----------------|--|-----------------|
| Monday  |                 | Tuesday  |                 |
|   |                 |  |                 |
| Occupied Spaces   | Occupied Spaces | Occupied Spaces  | Occupied Spaces |
| Time  | Time            | Time   | Time            |
| 4:00  | 22              | 4:00   | 18              |
| 4:15  | 19              | 4:15   | 18              |
| 4:30  | 15              | 4:30   | 22              |
| 4:45  | 17              | 4:45   | 22              |
| 5:00  | 17              | 5:00   | 21              |
| 5:15  | 23              | 5:15   | 17              |
| 5:30  | 24              | 5:30   | 16              |
| 5:45  | 20              | 5:45   | 18              |
| 6:00  | 16              | 6:00   | 19              |
| 6:15  | 22              | 6:15   | 16              |
| 6:30  | 17              | 6:30   | 18              |
| 6:45  | 18              | 6:45   | 17              |
| 7:00  | 15              | 7:00   | 22              |
| 7:15  | 17              | 7:15   | 17              |
| 7:30  | 18              | 7:30   | 23              |
| 7:45  | 17              | 7:45   | 19              |
| Peak Time/Occupied Spaces                                 |                 | Peak Time/Occupied Spaces                              |                 |
| Occupied Spaces   | Occupied Spaces | Occupied Spaces  | Occupied Spaces |
| Time  | Time            | Time   | Time            |
| 7:30  | 24              | 7:30   | 23              |
| Peak Occupancy  | Peak Occupancy  | Peak Occupancy   | Peak Occupancy  |
| Avg Occupancy   | Avg Occupancy   | Avg Occupancy  | Avg Occupancy   |
| Two day Peak Occupancy:                                   |                 | Two day Peak Occupancy:                                |                 |
| Occupied Spaces   | Occupied Spaces | Occupied Spaces  | Occupied Spaces |
| Day   | Day             | Day  | Day             |
| Monday  | Monday          | Monday   | Monday          |
| Two day Peak Demand:                                      |                 | Two day Peak Demand:                                   |                 |
| Location Floor Space (ft <sup>2</sup> ): 12,281           |                 | Location Floor Space (ft <sup>2</sup> ): 14,768        |                 |
| Peak Occupied Parking Spaces: 24                          |                 | Peak Occupied Parking Spaces: 33                       |                 |
| Peak Occupied Spaces/Floor Space (ksf): 2.0               |                 | Peak Occupied Spaces/Floor Space (ksf): 2.2            |                 |
| Site Plan Information:                                    |                 | Site Plan Information:                                 |                 |
| Location Floor Space (ft <sup>2</sup> ): 12,281           |                 | Location Floor Space (ft <sup>2</sup> ): 14,768        |                 |
| Total Available Parking Spaces: 54                        |                 | Peak Occupied Parking Spaces: 14                       |                 |
| Parking Spaces/Floor Space (ksf): 4.4                     |                 | Peak Occupied Spaces/Floor Space (ksf): 0.9            |                 |

**Summary of 3 Comparable Sites Surveyed**

Average Location Floor Space (ft<sup>2</sup>): 13,939

Average Parking Spaces Provided: 66

Average Current Rate for Spaces Provided: 4.7 (Parking Spaces/ksf)

Average Two day Peak Demand Rate: 1.7 (Parking Spaces/ksf)

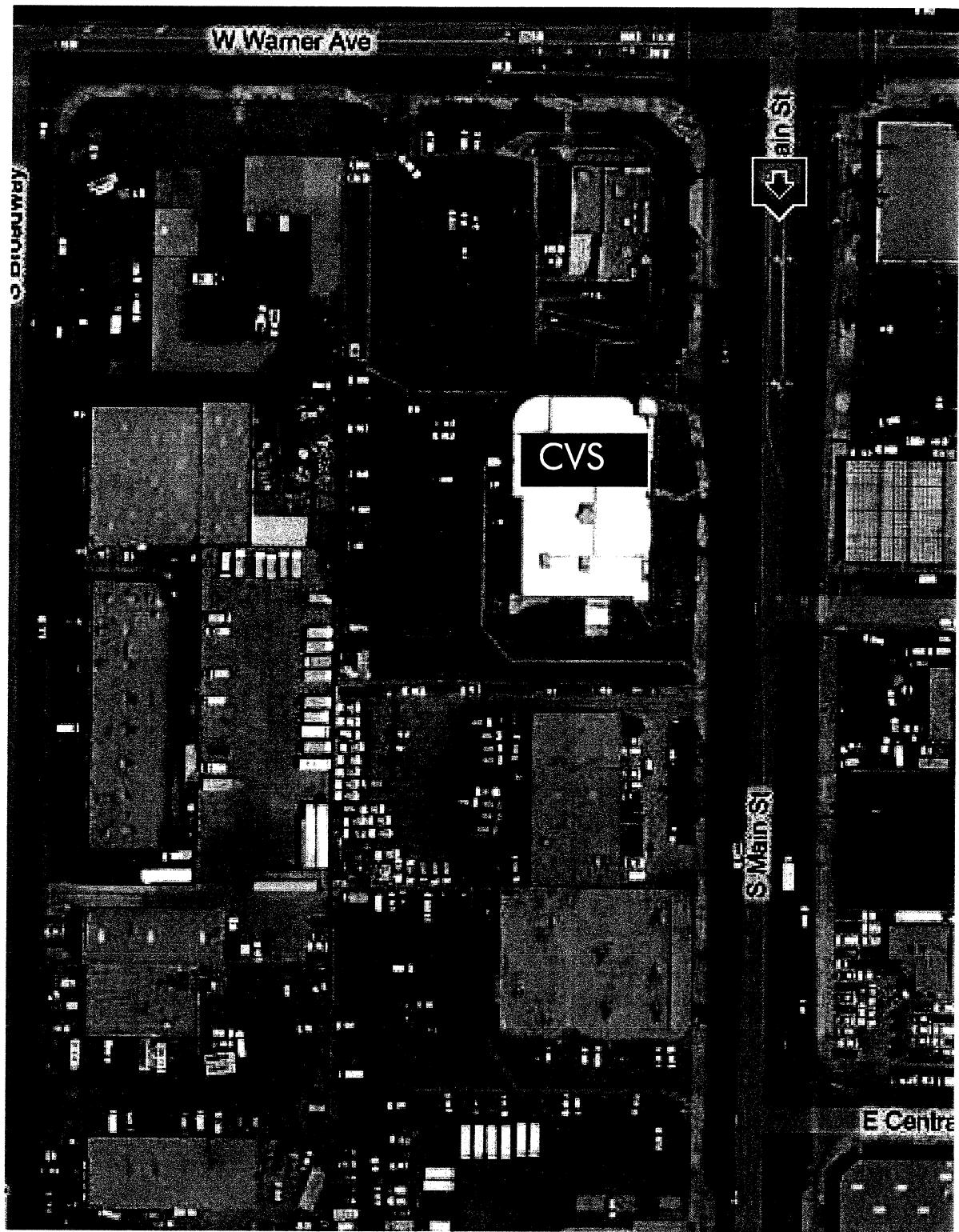
| Location: 18872 Beach Boulevard, Huntington Beach (Store # 6782) |                 |   |                 |
|--|-----------------|---|-----------------|
| Monday   |                 | Tuesday   |                 |
|  |                 |   |                 |
| Occupied Spaces  | Occupied Spaces | Occupied Spaces                                 | Occupied Spaces |
| Time   | Time            | Time  | Time            |
| 4:00   | 22              | 4:00  | 18              |
| 4:15   | 19              | 4:15  | 18              |
| 4:30   | 15              | 4:30  | 22              |
| 4:45   | 17              | 4:45  | 22              |
| 5:00   | 17              | 5:00  | 21              |
| 5:15   | 23              | 5:15  | 17              |
| 5:30   | 24              | 5:30  | 16              |
| 5:45   | 20              | 5:45  | 18              |
| 6:00   | 16              | 5:45  | 29              |
| 6:15   | 22              | 6:00  | 33              |
| 6:30   | 17              | 6:15  | 23              |
| 6:45   | 18              | 6:30  | 25              |
| 7:00   | 15              | 7:00  | 27              |
| 7:15   | 17              | 7:15  | 30              |
| 7:30   | 18              | 7:30  | 30              |
| 7:45   | 17              | 7:45  | 29              |
| Peak Time/Occupied Spaces  |                 | Peak Time/Occupied Spaces                       |                 |
| Occupied Spaces  | Occupied Spaces | Occupied Spaces                                 | Occupied Spaces |
| Time   | Time            | Time  | Time            |
| 7:30   | 24              | 7:30  | 23              |
| Peak Occupancy   | Peak Occupancy  | Peak Occupancy                                  | Peak Occupancy  |
| Avg Occupancy  | Avg Occupancy   | Avg Occupancy                                   | Avg Occupancy   |
| Two day Peak Occupancy:  |                 | Two day Peak Occupancy:                         |                 |
| Occupied Spaces  | Occupied Spaces | Occupied Spaces                                 | Occupied Spaces |
| Day  | Day             | Day   | Day             |
| Monday   | Monday          | Monday  | Monday          |
| Two day Peak Demand:   |                 | Two day Peak Demand:                            |                 |
| Location Floor Space (ft <sup>2</sup> ): 12,281                  |                 | Location Floor Space (ft <sup>2</sup> ): 14,768 |                 |
| Peak Occupied Parking Spaces: 24                                 |                 | Peak Occupied Parking Spaces: 33                |                 |
| Peak Occupied Spaces/Floor Space (ksf): 2.0                      |                 | Peak Occupied Spaces/Floor Space (ksf): 2.2     |                 |
| Site Plan Information:   |                 | Site Plan Information:                          |                 |
| Location Floor Space (ft <sup>2</sup> ): 12,281                  |                 | Location Floor Space (ft <sup>2</sup> ): 14,768 |                 |
| Total Available Parking Spaces: 54                               |                 | Peak Occupied Parking Spaces: 14                |                 |
| Parking Spaces/Floor Space (ksf): 4.4                            |                 | Peak Occupied Spaces/Floor Space (ksf): 0.9     |                 |

Note: Data shown in the tables above was collected on Monday and Tuesday, September 22nd and 23rd 2009.

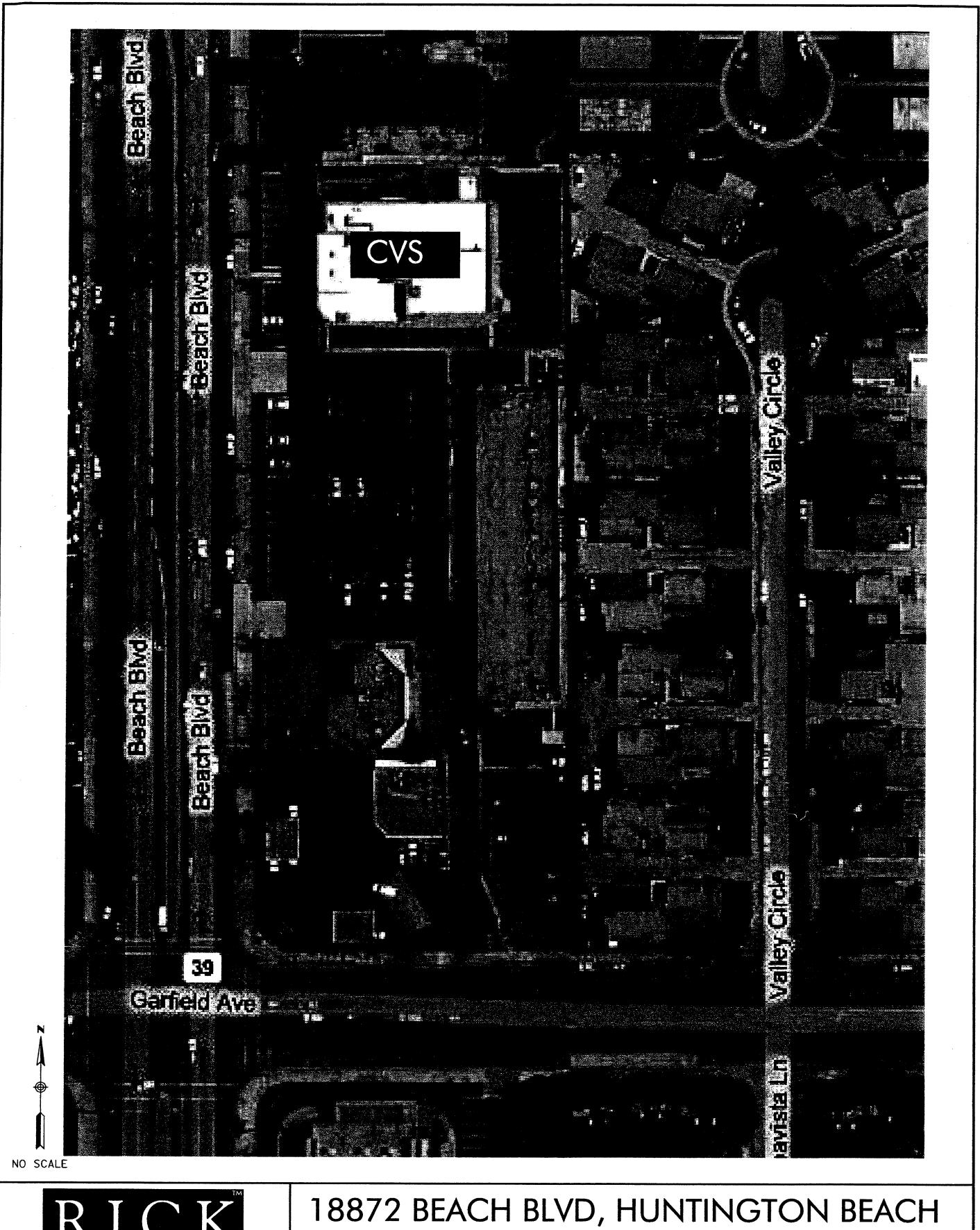
ATTACHMENT NO. 73.5

## **ATTACHMENT A**

ATTACHMENT NO. 73-6



NO SCALE



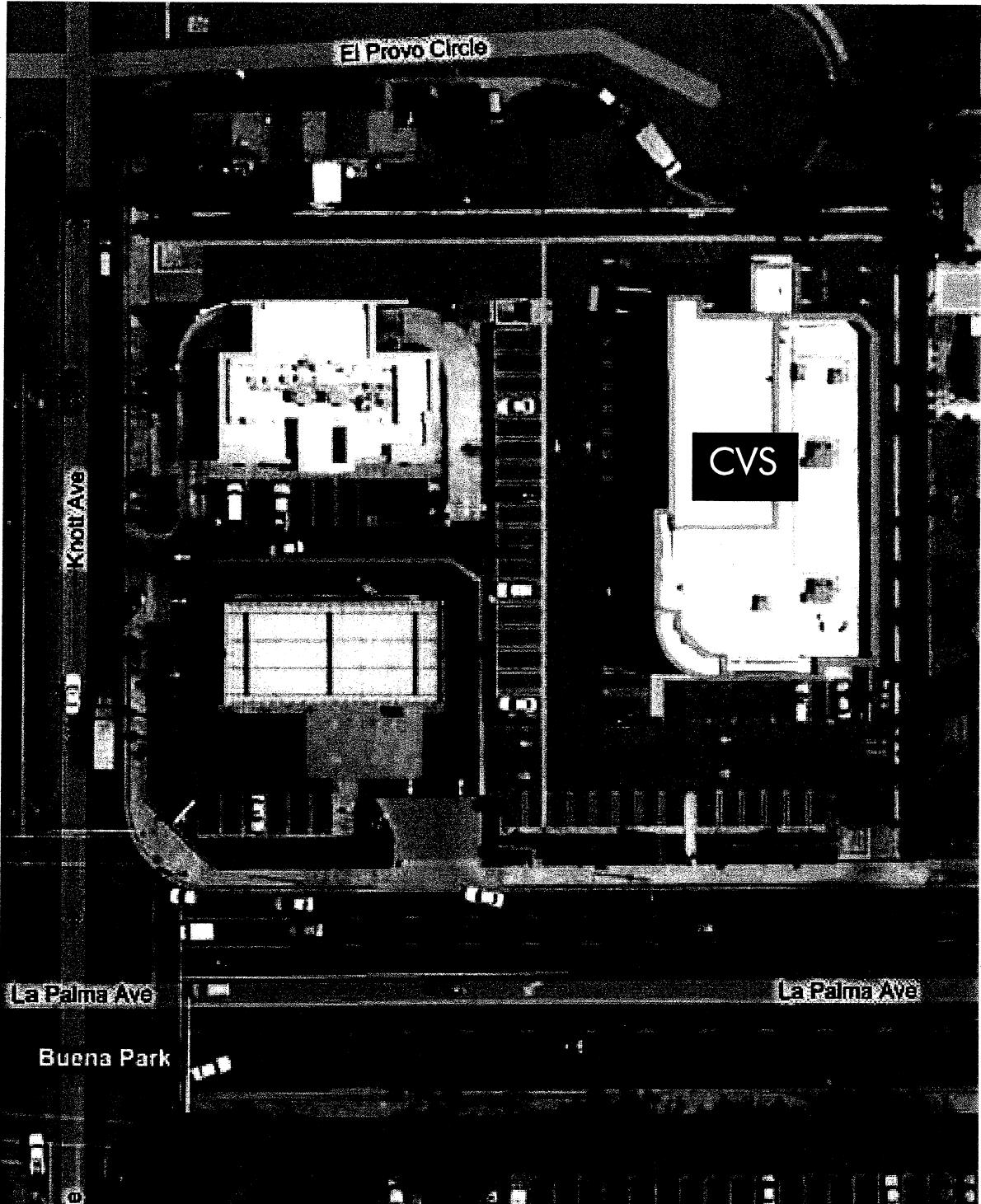
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18872 BEACH BLVD, HUNTINGTON BEACH  
STORE # 6782

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ATTACHMENT NO. 13.8



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7065 LA PALMA AVENUE, BUENA PARK  
STORE # 5837

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ATTACHMENT NO. 13.9

## **Chapter 214 PS Public-Semipublic District**

(3334-6/97, 3524-2/02, 3553-5/02, 3568-9/02, 3673-12/04)

### **Sections:**

- |        |  |
|--------|--|
| 214.02 | Public-Semipublic District Established |
| 214.04 | Applicability                          |
| 214.06 | PS District: Land Use Controls         |
| 214.08 | PS District: Development Standards     |
| 214.10 | Review of Plans                        |

### **214.02      Public-Semipublic District Established**

The PS Public-Semipublic District is established by this chapter. This district provides areas for large public or semipublic uses. The intent of this district in the coastal zone is to implement the Public, Quasi-Public, and Institutional land use designation of the certified Local Coastal Program Land Use Plan. (3334-6/97)

### **214.04      Applicability**

The PS District shall be the base district for the use classifications listed in Section 214.06 where these have a contiguous site area of 2 acres or more, including alleys, streets, or other rights-of-way. This requirement does not apply to Public-Semipublic use classifications in commercial districts. Public-semipublic use classifications on sites of less than 2 acres shall be subject to the provisions of the base and overlay districts in which they are located. (3553-5/02)

### **214.06      PS District: Land Use Controls**

In the following schedule, letter designations are used as follows:

"P" designates use classifications permitted in PS districts.

"L" designates use classifications subject to certain limitations prescribed by the "Additional Provisions" which follow.

"PC" designates use classifications permitted on approval of a conditional use permit by the Planning Commission.

"TU" designates use classifications allowed on approval of a temporary use permit.

"P/U" for an accessory use mean that the use is permitted on the site of a permitted use but requires a conditional use permit on the site of a conditional use.

Use classifications that are not listed are prohibited. Letters in parentheses in the "Additional Provisions" column refer to provisions following the schedule or located elsewhere in the zoning ordinance. Where letters in parentheses are opposite a use classification heading, referenced provisions shall apply to all use classifications under the heading.

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**PS DISTRICT:  
LAND USE CONTROLS**

|     |   |  |
|-----|---|--|
| P   | = | Permitted  |
| L   | = | Limited (see <u>Additional Provisions</u> )                  |
| =   |   |  |
| PC  | = | Conditional use permit approved by Planning Commission       |
| TU  | = | Temporary Use Permit   |
| P/U | = | Requires conditional use permit on site of a conditional use |

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|                                      | PS  | Additional<br>Provisions |
|--------------------------------------|-----|--------------------------|
| <b>Public and Semipublic</b>         |     |                          |
| Cemetery                             | PC  |                          |
| Cultural Institutions                | PC  |                          |
| Day Care, General                    | PC  |                          |
| Government Offices                   | L-1 |                          |
| Hospitals                            | PC  |                          |
| Maintenance & Service Facilities     | L-1 |                          |
| Park & Recreation Facilities         | PC  |                          |
| Public Safety Facilities             | PC  |                          |
| Religious Assembly                   | ZA  | (3524-2/02)              |
| Residential Care, General            | PC  |                          |
| Schools, Public or Private           | PC  |                          |
| Utilities, Major                     | PC  |                          |
| Utilities, Minor                     | P   |                          |
| <b>Commercial Uses</b>               |     |                          |
| Commercial Parking Facility          | L-3 |                          |
| Communication Facilities             | L-4 | (3568-9/02)              |
| Eating and Drinking Establishments   | L-2 |                          |
| Vehicle/Equipment Sales and Services | L-1 |                          |
| <b>Accessory Uses</b>                |     |                          |
| Accessory Uses and Structures        | P/U |                          |
| <b>Temporary Uses</b>                |     |                          |
| Animal Shows                         | TU  | (A)                      |
| Circuses and Carnivals               | TU  |                          |
| Commercial Filming, Limited          | TU  |                          |
| Trade Fairs                          | P   | (3673-12/04)             |
| <b>Nonconforming Uses</b>            |     |                          |
|                                      |     | (B)                      |

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### **PS District: Additional Provisions**

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- L-1 City-owned facilities are permitted; all other facilities require a conditional use permit from the Zoning Administrator. (3673-12/04)
  - L-2 Permitted as an accessory use in a cultural, educational, hospital, or medical institution occupying no more than 5,000 square feet, only if there is no separate entrance or sign.
  - L-3 Public parking permitted, but commercial parking facilities on City-owned land require a conditional use permit from the Zoning Administrator. (3673-12/04)
  - L-4 Only wireless communication facilities permitted subject to Section 230.96 Wireless Communication Facilities. (3568-9/02)
    - (A) See Section 241.20: Temporary Use Permits.
    - (B) See Chapter 236: Nonconforming Uses and Structures.
- 

#### **214.08 PS District: Development Standards**

The following schedule prescribes development standards for the PS district. The first column prescribes basic requirements for permitted and conditional uses in the district. Letters in parentheses in the "Additional Requirements" column refer to standards following the schedule or located elsewhere in the zoning ordinance. In calculating the maximum gross floor area as defined in Chapter 203, the floor area ratio is calculated on the basis of net site area. Fractional numbers shall be rounded down to the nearest whole number. All required setbacks shall be measured from ultimate right-of-way and in accordance with definitions set forth in Chapter 203 Definitions.

(Rest of page not used)

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**PS DISTRICT  
DEVELOPMENT STANDARDS**

|                                    | <b>PS</b>          | <b>Additional Requirements</b> |
|------------------------------------|--------------------|--------------------------------|
| <b>Nonresidential Development</b>  |                    | (A)                            |
| Minimum Lot Area                   | 2 ac               |                                |
| Minimum Lot Width (ft.)            | 100                |                                |
| Minimum Setbacks                   |                    |                                |
| Front (ft.)                        | 10                 | (B)(C)(M)                      |
| Side (ft.)                         | 0                  | (D)                            |
| Street Side (ft.)                  | 10                 | (C)                            |
| Rear (ft.)                         | 0                  | (D)                            |
| Maximum Height of Structures (ft.) | 50                 | (D)(E)(N)                      |
| Maximum Floor Area Ratio (FAR)     | 1.5                |                                |
| Minimum Site Landscaping (%)       | 8                  | (F)(G)<br>(L)(M)               |
| Building Design Standards          |                    | (H)(I)                         |
| Fences and Walls                   |                    | (J)                            |
| Off-Street Parking/Loading         |                    |                                |
| Outdoor Facilities                 | See Section 230.74 | (K)                            |
| Screening of Mechanical Equipment  | See Section 230.76 | (K)                            |
| Refuse Storage Areas               | See Section 230.78 |                                |
| Underground Utilities              | See Chapter 17.64  |                                |
| Performance Standards              | See Section 230.82 |                                |
| Nonconforming Structures           | See Chapter 236    |                                |
| Signs                              | See Chapter 233    |                                |

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**PS District: Additional Development Standards**

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- (A) See Section 230.62: Building Site Required.
- (B) See Section 230.68: Building Projections into Yards and Required Open Space. Double-frontage lots shall provide front yards on each frontage.
- (C) A minimum 50-foot setback is required along Beach Boulevard, Edinger Avenue, and Pacific Coast Highway or 25 foot setback with the setback area entirely landscaped.
- (D) Along a side or rear property line abutting an R district, a 10-foot setback is required, and structures within 45 feet of the district boundary shall not exceed 18 feet in height.
- (E) See Section 230.70: Measurement of Height and Section 230.72: Exceptions to Height Limits.

- (F) Planting Areas:
- (1) Required side and rear yards shall be planting areas or shall be enclosed by a solid concrete or masonry wall at least 6 feet in height.
  - (2) A 10-foot wide landscaped strip shall be provided along all street frontages, except for necessary driveways and walks.
- (G) See Chapter 232: Landscape Improvements.
- (H) See Section 230.88: Fencing and Yards.
- (I) A solid masonry or concrete wall at least 6 feet in height shall adjoin the site of an existing ground-floor residential use. However, where the portion of the site within 10 feet of the front property line is occupied by planting area or by a building having no openings except openings opposite a street property line, the Director may grant an exception to this requirement. A wall within 15 feet of a street property line shall not exceed 3.5 feet in height.
- (J) See Chapter 231: Off-Street Parking and Loading.
- (K) See Section 230.44 Recycling Operations and Section 230.80: Antennae
- (L) A front or street side wall surface shall be no longer than 100 feet without a break, a recess or offset measuring at least 20 feet in depth and one-quarter of the building length, or a series of offsets, projections or recesses, at intervals of not more than 40 feet that vary the depth of the building wall by a minimum of 4 feet. The Director may grant exceptions or allow these standards to be modified for exceptional or unique structures subject to Design Review, Chapter 244.
- (M) On frontages adjacent to major or primary arterials at least 40 percent of a building surface may be located at the minimum setback line if additional landscaping is provided on the site.
- (N) In the coastal zone, the maximum allowable height of structures shall be reduced as necessary to retain compatibility with the established physical scale of the area and to preserve and enhance public visual resources. (3334-6/97)
- 

## **214.10        Review of Plans**

All applications for new construction and exterior alterations and additions shall be submitted to the Community Development Department for review. Discretionary review shall be required for projects requiring conditional use permits. Design Review shall be required for all projects except temporary uses. A Coastal Development Permit is required for projects in the Coastal Zone unless the project is exempt (see Chapter 245).

## **Chapter 211 C Commercial Districts**

(3285-6/95, 3341-10/96, 3334-6/97, 3482-12/00, 3522-2/02, 3553-5/02, 3568-9/02, 3707-6/05, 3774-9/07)

(Note: Ordinance No. 3774-9/07 is subject to approval by the California Coastal Commission)

### **Sections:**

- |        |  |
|--------|--|
| 211.02 | Commercial Districts Established               |
| 211.04 | CO, CG, and CV Districts: Land Use Controls    |
| 211.06 | CO, CG and CV Districts: Development Standards |
| 211.08 | Review of Plans                                |

### **211.02            Commercial Districts Established**

The purpose of the Commercial districts is to implement the General Plan and Local Coastal Program commercial land use designations. Three (3) commercial zoning districts are established by this chapter as follows: (3334-6/97)

- A. The CO Office Commercial District provides sites for offices for administrative, financial, professional, medical and business needs.
- B. The CG General Commercial District provides opportunities for the full range of retail and service businesses deemed suitable for location in Huntington Beach.
- C. The CV Visitor Commercial District implements the Visitor Serving Commercial land use designation within the coastal zone and provides uses of specific benefit to coastal visitors. More specifically, the CV district provides opportunities for visitor-oriented commercial activities, including specialty and beach related retail shops, restaurants, hotels, motels, theaters, museums, and related services. (3334-6/97)

### **211.04            CO, CG, and CV Districts: Land Use Controls**

In the following schedules, letter designations are used as follows:

"P" designates use classifications permitted in commercial districts.

"L" designates use classifications subject to certain limitations prescribed by the "Additional Provisions" that follow.

"PC" designates use classifications permitted on approval of a conditional use permit by the Planning Commission.

"ZA" designates use classifications permitted on approval of a conditional use permit by the Zoning Administrator.

"TU" designates use classifications allowed upon approval of a temporary use permit.

"P/U" for an accessory use means that the use is permitted on the site of a permitted use, but requires a conditional use permit on the site of a conditional use.

Use classifications that are not listed are prohibited. Letters in parentheses in the "Additional Provisions" column refer to provisions following the schedule or located elsewhere in the Zoning Ordinance. Where letters in parentheses are opposite a use classification heading, referenced provisions shall apply to all use classifications under the heading.

|   |   |
|---|---|
| <b>CO, CG,<br/>and CV<br/>Districts<br/>Land Use<br/>Controls</b> | P = Permitted<br>L = Limited (see <u>Additional Provisions</u> )<br>PC = Conditional use permit approved by Planning Commission<br>ZA = Conditional use permit approved by Zoning Administrator<br>TU = Temporary Use Permit<br>P/U = Requires conditional use permit on site of conditional use<br>- = Not Permitted |
|---|---|

|                                       | <b>CO</b> | <b>CG</b> | <b>CV</b> | <b>Additional Provisions</b>        |
|---------------------------------------|-----------|-----------|-----------|-------------------------------------|
| <b>Residential</b>                    |           |           |           |                                     |
| Group Residential                     | PC        | PC        | PC        | (J)(Q)(R)(V) (3334-6/97)            |
| Multifamily Residential               | -         | -         | PC        | (3334-6/97)                         |
|                                       |           |           |           | (3334-6/97)                         |
| <b>Public and Semipublic</b>          |           |           |           |                                     |
| Clubs and Lodges                      | P         | P         | -         | (J)(Q)(R)(V) (3334-6/97, 3553-5/02) |
| Community and Human Services          |           |           |           | (3334-6/97, 3707-6/05)              |
| Drug Abuse Centers                    | -         | PC        | -         |                                     |
| Primary Health Care                   | L11       | L11       | -         | (3522-2/02)                         |
| Emergency Kitchens                    | -         | L-2       | -         |                                     |
| Emergency Shelters                    | -         | L-2       | -         |                                     |
| Residential Alcohol Recovery, General | -         | PC        | -         |                                     |
| Residential Care, General             | ZA        | ZA        | -         | (3707-06/05)                        |
| Convalescent Facilities               | ZA        | ZA        | -         | (3707-06/05)                        |
| Cultural Institutions                 | PC        | PC        | PC        |                                     |
| Day Care, General                     | L-3       | L-3       | -         | (3707-06/05)                        |
| Day Care, Large-Family                | P         | P         | -         | (3522-2/02)                         |
| Emergency Health Care                 | L-2       | L-2       | -         | (3334-6/97)                         |
| Government Offices                    | P         | P         | PC        | (3334-6/97)                         |
| Heliports                             | PC        | PC        | PC        | (B)                                 |
| Hospitals                             | PC        | PC        | -         | (3334-6/97)                         |
| Park & Recreation Facilities          | L-9       | L-9       | L-9       |                                     |
| Public Safety Facilities              | PC        | PC        | PC        |                                     |
| Religious Assembly                    | ZA        | ZA        | -         | (3522-2/02)                         |
| Schools, Public or Private            | PC        | PC        | -         | (3522-2/02)                         |
| Utilities, Major                      | PC        | PC        | PC        |                                     |
| Utilities, Minor                      | P         | P         | P         | (L)                                 |

|   |       |  |
|---|-------|--|
| <b>CO, CG,<br/>and CV<br/>Districts<br/>Land Use<br/>Controls</b> | P =   | Permitted  |
|   | L =   | Limited (see <u>Additional Provisions</u> )                |
|   | PC =  | Conditional use permit approved by Planning Commission     |
|   | ZA =  | Conditional use permit approved by Zoning Administrator    |
|   | TU =  | Temporary Use Permit                                       |
|   | P/U = | Requires conditional use permit on site of conditional use |
|   | - =   | Not Permitted  |

|   | <b>CO</b> | <b>CG</b> | <b>CV</b> | <b>Additional Provisions</b>              |
|---|-----------|-----------|-----------|---|
| <b>Commercial Uses</b>                  |           |           |           | (J)(Q)(R) (3341-0/96)                     |
| Ambulance Services                      | -         | ZA        | -         |   |
| Animal Sales & Services                 |           |           |           |   |
| Animal Boarding                         | -         | ZA        | -         | (3522-2/02)                               |
| Animal Grooming                         | -         | P         | -         |   |
| Animal Hospitals                        | -         | ZA        | -         | (3522-2/02)                               |
| Animals: Retail Sales                   | -         | P         | -         |   |
| Equestrian Centers (CG Zone)            | -         | PC        | -         | (S) (3707-6/05)                           |
| Pet Cemetery                            | -         | PC        | -         |   |
| Artists' Studios                        | P         | P         | P         |   |
| Banks and Savings & Loans               | P         | P         | P         |   |
| With Drive-Up Service                   | P         | P         | P         | (3522-2/02)                               |
| Building Materials and Services         | -         | P         | -         |   |
| Catering Services                       | P         | P         | P         |   |
| Commercial Filming                      | P         | P         | P         | (F)                                       |
| Commercial Recreation and Entertainment | -         | PC        | PC        | (D)                                       |
| Communication Facilities                | L-13      | L-13      | L-13      | (3568-9/02)                               |
| Eating and Drinking Estab.              | L-4       | L-4       | L-4       | (3522-2/02, 3707-6/05)                    |
| W/Alcohol                               | ZA        | ZA        | ZA        | (3522-2/02)                               |
| W/Drive Through                         | -         | P         | P         | (3522-2/02, 3707-6/05)                    |
| W/Live Entertainment                    | ZA        | ZA        | ZA        | (W)(Y)                                    |
| W/Dancing                               | PC        | PC        | PC        | (H)                                       |
| W/Outdoor Dining                        | ZA        | ZA        | ZA        | (X)(Y) (3522-2/02)                        |
| Food & Beverage Sales                   | -         | P         | L-2       |   |
| W/Alcoholic Beverage Sales              | -         | ZA        | ZA        | (N)                                       |
| Funeral & Internment Services           | -         | ZA        | -         |   |
| Laboratories                            | L-1       | L-1       | -         |   |
| Maintenance & Repair Services           | -         | P         | -         |   |
| Marine Sales and Services               | -         | P         | P         |   |
| Nurseries                               | -         | ZA        | -         |   |
| Offices, Business & Professional        | P         | P         | P         | (3334-6/97)                               |
| Pawn Shops                              | -         | ZA        | -         |   |
| Personal Enrichment Services            | L-10      | L-10      | -         | (Y) (3522-2/02)                           |
| Personal Services                       | P         | P         | P         |   |
| Research & Development Services         | L-1       | ZA        | -         |   |
| Retail Sales                            | -         | P         | P         | (U)(V) (3285-6/95, 3334-6/97, 3482-12/00) |
| Secondhand Appliances/Clothing          | -         | P         | -         |   |
| Swap Meets, Indoor/Flea Markets         | -         | PC        | -         | (T)                                       |
| Swap Meets, Recurring                   | -         | ZA        | -         |   |
| Tattoo Establishments                   | -         | PC        | -         |   |
| Travel Services                         | P         | P         | P         |   |

|   |       |  |
|---|-------|--|
| <b>CO, CG,<br/>and CV<br/>Districts</b> | P =   | Permitted  |
| <b>Land Use<br/>Controls</b>            | L =   | Limited (see Additional Provisions)                        |
|   | PC =  | Conditional use permit approved by Planning Commission     |
|   | ZA =  | Conditional use permit approved by Zoning Administrator    |
|   | TU =  | Temporary Use Permit                                       |
|   | P/U = | Requires conditional use permit on site of conditional use |
|   | - =   | Not Permitted  |

|   |     | <b>CO</b> | <b>CG</b> | <b>CV</b>    | <b>Additional Provisions</b>  |
|---|-----|-----------|-----------|--------------|---|
| <b>Vehicle Equipment/Sales &amp; Services</b> |     |           |           |              |   |
| Automobile Rentals                            | -   | L-8       | L-8       | L-12         |   |
| Automobile Washing                            | -   | ZA        | -         |              | (3707-6/05)   |
| Commercial Parking                            | -   | ZA        | ZA        | (P)          | (3707-6/05)   |
| Service Stations                              | -   | PC        | PC        | (E)          |   |
| Vehicle Equip. Repair                         | -   | L-5       | -         |              |   |
| Vehicle Equip. Sales & Rentals                | ZA  | ZA        | -         | L-12         | (3522-2/02)   |
| Vehicle Storage                               | -   | ZA        | -         |              | (3707-6/05)   |
| <b>Visitor Accommodations</b>                 |     |           |           |              |   |
| Bed & Breakfast Inns                          | PC  | PC        | PC        | (K)          | (3707-6/05, 3774-9/07<br>subject to approval by<br>the CA Coastal<br>Commission)                |
| Hotels, Motels                                | -   | PC        | PC        | (I)          | (3334-6/97, 3707-6/05,<br>3774-9/07 - subject to<br>approval by the CA<br>Coastal Commission)   |
| Condominium – Hotel                           | -   | -         | PC        | (Z)          | (3774-9/07, 3707-9/07<br>subject to approval by<br>the CA Coastal<br>Commission)                |
| Fractional Ownership Hotel                    |     |           |           |              | (3774-9/07 - subject to<br>approval by the CA<br>Coastal Commission)                            |
| <b>Quasi Residential</b>                      |     |           |           |              |   |
| Timeshares                                    | -   | PC        | -         | (I)(J)       | (3334-6/97<br>(3334-6/97, 3774-9/07<br>subject to approval by<br>the CA Coastal<br>Commission)) |
| Residential Hotel                             | -   | PC        | -         | (J)          | (3334-6/97, 3774-9/07<br>subject to approval by<br>the CA Coastal<br>Commission))               |
| Single Room Occupancy                         | -   | PC        | -         |              | (3774-9/07, 3774-9/07<br>subject to approval by<br>the CA Coastal<br>Commission))               |
| <b>Industrial</b>                             |     |           |           |              |   |
| Industry, Custom                              | -   | L-6       | L-6       | (J)(Q)(R)(V) | (3334-6/97)   |
| <b>Accessory Uses</b>                         |     |           |           |              |   |
| Accessory Uses & Structures                   | P/U | P/U       | P/U       | (J)(V)       | (3334-6/97)   |
| <b>Temporary Uses</b>                         |     |           |           |              |   |
|   |     |           |           | (F)(J)(V)    | (3334-6/97)   |

|                                    |    |    |        |                        |
|------------------------------------|----|----|--------|------------------------|
| Animal Shows                       | -  | TU | -      |                        |
| Circus and Carnivals and Festivals | -  | TU | -      | (3522-2/02)            |
| Commercial Filming, Limited        | -  | P  | P (M)  |                        |
| Real Estate Sales                  | P  | P  | P      | (3522-2/02, 3707-6/05) |
| Retail Sales, Outdoor              | -  | TU | TU (M) | (3522-2/02)            |
| Seasonal Sales                     | TU | TU | TU (M) | (3522-2/02)            |
| Tent Event                         | -  | P  | -      | (3522-2/02, 3707-6/05) |
| Trade Fairs                        | -  | P  | -      | (3707-6/05)            |

|                                  |                  |                    |
|----------------------------------|------------------|--------------------|
| <b><u>Nonconforming Uses</u></b> | <b>(G)(J)(V)</b> | <b>(3334-6/97)</b> |
|----------------------------------|------------------|--------------------|

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## **CO, CG, and CV Districts: Additional Provisions**

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- L-1 Permitted if the space is 5,000 square feet or less; allowed with Neighborhood Notification pursuant to Chapter 241 if the laboratory space exceeds 5,000 square feet. (3707-6/05)
- L-2 Allowed with a conditional use permit from the Zoning Administrator if the space is 5,000 square feet or less; allowed with a conditional use permit from the Planning Commission if the space exceeds 5,000 square feet. (3707-6/05)
- L-3 Allowed with a conditional use permit from the Zoning Administrator if the space is 2,500 square feet or less; allowed with a conditional use permit from the Planning Commission if the space exceeds 2,500 square feet. (3334-6/97, 3707-6/05))
- L-4 Permitted if greater than 300 feet from residential zone or use; if 300 feet or less from residential zone or use neighborhood notification is required pursuant to Chapter 241. (3522-2/02, 3707-6/05)
- L-5 Only "limited" facilities are allowed subject to approval of a conditional use permit from the Zoning Administrator, and body and fender shops are permitted only as part of a comprehensive automobile-service complex operated by a new vehicle dealer.
- L-6 Only "small-scale" facilities, as described in Use Classifications, are permitted with a maximum 7 persons employed full time in processing or treating retail products, limited to those sold on the premises. (3522-2/02)
- L-7 Repealed. (3707-6/05)
- L-8 On-site storage limited to two rental cars or two cars for lease. (3707-6/05)
- L-9 Public facilities permitted, but a conditional use permit from the Zoning Administrator is required for commercial facilities.
- L-10 Permitted if the space is 5,000 square feet or less; allowed with conditional use permit approval from the Zoning Administrator if space exceeds 5,000 square feet. (3522-2/02, 3707-6/05)
- In addition, Personal Enrichment uses within a retail building parked at a ratio of one (1) space per 200 square feet, shall require no additional parking provided the use complies with the following: (3522-2/02)
- Maximum number of persons per classroom does not exceed the number of parking spaces allocated to the suite based upon the square footage of the building; and (3522-2/02)
  - The instruction area does not exceed 75 percent of total floor area of the personal enrichment building area. (3522-2/02)
- L-11 Permitted if the space is 5,000 square feet or less; allowed with a conditional use permit from the Zoning Administrator if the space exceeds 5,000 square feet. (3522-2/02, 3707-6/05)

L-12 Permitted for existing facilities proposing to expand up to 20% of existing floor area or display area. (3522-2/02, 3707-6/05)

L-13 For wireless communication facilities see Section 230.96 Wireless Communication Facilities. All other communication facilities permitted. (3568-9/02)

(A) Reserved. (3553-5/02)

(B) See Section 230.40: Helicopter Takeoff and Landing Areas.

(C) Repealed (3378-2/98)

(D) See Section 230.38: Game Centers; Chapter 5.28: Dance Halls; Chapter 9.24: Card Rooms; Chapter 9.32: Poolrooms and Billiards; and Chapter 9.28: Pinball Machines.

(E) See Section 230.32: Service Stations.

(F) See Section 241.20: Temporary Use Permits

(G) See Chapter 236: Nonconforming Uses and Structures.

(H) For teen dancing facilities, bicycle racks or a special bicycle parking area shall be provided. These may not obstruct either the public sidewalk or the building entry. See also Chapter 5.28: Dancing Halls; Chapter 5.44: Restaurants - Amusement and Entertainment Premises, and Chapter 5.70: Adult Entertainment Businesses. (3341-10/96)

(I) Only permitted on a major arterial street, and a passive or active outdoor recreational amenity shall be provided. (3707-6/05)

(J) In the CV District the entire ground floor area and at least one-third of the total floor area shall be devoted to visitor-oriented uses as described in the certified Local Coastal Program Land Use Plan. Any use other than visitor serving commercial shall be located above the ground level, and a conditional use permit from the Planning Commission or the Zoning Administrator is required. Any use other than visitor serving commercial uses shall only be permitted if visitor serving uses are either provided prior to the other use or assured by deed restriction as part of the development. No office or residential uses shall be permitted in any visitor serving designation seaward of Pacific Coast Highway. (3334-6/97, 3707-6/05)

(K) See Section 230.42: Bed and Breakfast Inns.

(L) See Section 230.44: Recycling Operations.

(M) Subject to approval by the Police Department, Public Works Department, Fire Department and the Director. See also Section 230.86 Seasonal Sales.

(N) The following businesses proposing to sell alcoholic beverages for on-site or off-site consumption are exempt from the conditional use permit process:

- (1) Retail markets with no more than 10 percent of the floor area devoted to sales, display, and storage of alcoholic beverages provided the sale of alcoholic beverages is not in conjunction with the sale of gasoline or other motor vehicle fuel. (3522-2/02)
  - (2) Restaurants, Bars-and Liquor stores located 300 feet or more from any R or PS district, public or private school, church, or public use. (3522-2/02)
  - (3) Florist shops offering the sale of a bottle of an alcoholic beverage together with a floral arrangement.
- (O) See Section 230.46: Single Room Occupancy.
- (P) See Chapter 231 for temporary and seasonal parking.
- (Q) Development of vacant land or additions of 10,000 square feet or more in floor area; or additions equal to or greater than 50% of the existing building's floor area; or additions to buildings on sites located within 300 feet of a residential zone or use for a permitted use requires approval of a conditional use permit from the Zoning Administrator. The Planning Director may refer any proposed addition to the Zoning Administrator if the proposed addition has the potential to impact residents or tenants in the vicinity (e.g., increased noise, traffic).  
(3522-2/02)
- (R) Projects within 500 feet of a PS District see Chapter 244.
- (S) See Section 230.48: Equestrian Centers
- (T) See Section 230.50: Indoor Swap Meets/Flea Markets
- (U) See Section 230.94: Carts and Kiosks (3248-6/95, 3334-6/97, 3482-12/00)
- (V) In the coastal zone, the preferred retail sales uses are those identified in the Visitor Serving Commercial land use designation which provide opportunities for visitor-oriented commercial activities including specialty and beach related retail shops, restaurants, hotels, motels, theaters, museums, and related services.
- (W) Non-amplified live entertainment greater than 300 feet from a residential zone or use shall be permitted without a conditional use permit. (3522-2/02)
- (X) Outdoor dining with alcohol sales shall be permitted with a conditional use permit to the Zoning Administrator. Outdoor dining without alcohol sales that is 400 square feet or less shall be permitted without a conditional use permit. If over 400 square feet with no alcohol sales, Neighborhood Notification shall be required pursuant to Chapter 241. (3522-2/02, 3707-6/05)
- (Y) Neighborhood Notification requirements pursuant to Chapter 241. (3522-2/02, 3707-6/05)
- (Z) In the CV District, Condominium-Hotels and/or Fractional Interest Hotels are allowed only at the Pacific City (Downtown Specific Plan District 7) and Waterfront (Downtown Specific Plan District 9) sites. Refer to Downtown Specific Plan. (3774-9/07 subject to approval by the CA Coastal Commission)

## **211.06 CO, CG and CV Districts: Development Standards**

The following schedule prescribes development standards for the CO, CG and CV districts. The first three columns prescribe basic requirements for permitted and conditional uses in each district. Letters in parentheses in the "Additional Requirements" column refer to standards following the schedule or located elsewhere in the zoning ordinance. In calculating the maximum gross floor area as defined in Chapter 203, the floor area ratio is calculated on the basis of net site area. Fractional numbers shall be rounded down to the nearest whole number. All required setbacks shall be measured from ultimate right-of-way and in accordance with definitions set forth in Chapter 203, Definitions.

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## **CO, CG and CV DISTRICTS DEVELOPMENT STANDARDS**

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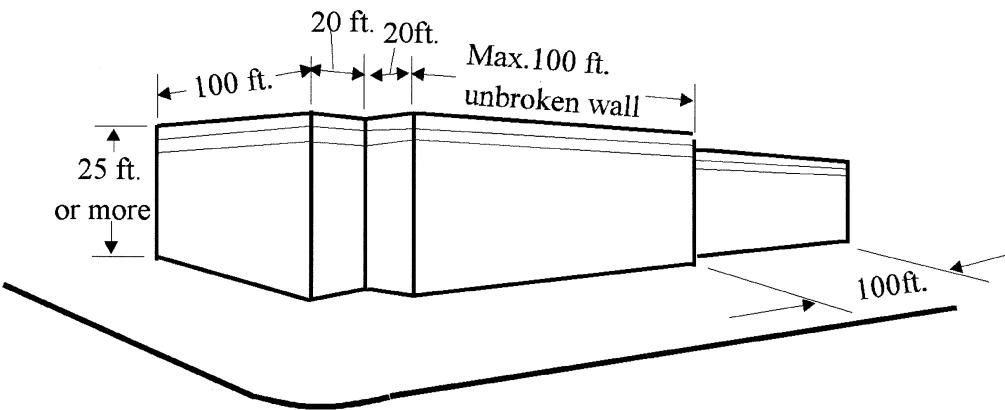
|                                    | <b>CO</b>          | <b>CG</b> | <b>CV</b> | <b>Additional Requirements</b> |
|------------------------------------|--------------------|-----------|-----------|--------------------------------|
| <b>Residential Development</b>     |                    |           |           | (A)(B)                         |
| <b>Nonresidential Development</b>  |                    |           |           | (B)                            |
| Minimum Lot Area (sq. ft.)         | 10,000             | 10,000    | 10,000    | (C)                            |
| Minimum Lot Width (ft.)            | 100                | 100       | 100       |                                |
| Minimum Setbacks                   |                    |           |           |                                |
| Front (ft.)                        | 10                 | 10        | 0         | (D)(E)(O) (3707-6/05)          |
| Side (ft.)                         | 5                  | 0         | 0         | (F) (3707-6/05)                |
| Street Side (ft.)                  | 10                 | 10        | 0         | (E) (3707-6/05)                |
| Rear (ft.)                         | 5                  | 0         | 0         | (F) (3707-6/05)                |
| Maximum Height of Structures (ft.) | 40                 | 50        | 50        | (F)(G)                         |
| Maximum Wall Dimensions            |                    |           |           | (N)                            |
| Maximum Floor Area Ratio (FAR)     | 1.0                | 1.5       | 1.5       |                                |
| Minimum Site Landscaping (%)       | 8                  | 8         | 8         | (H)(I)                         |
| Building Design Standards          |                    |           |           | (O)                            |
| Fences and Walls                   |                    |           |           | (J)(K)                         |
| Off-Street Parking/Loading         |                    |           |           | (L)                            |
| Outdoor Facilities                 | See Section 230.74 |           | (M)       | (3707-6/05)                    |
| Screening of Mechanical Equipment  | See Section 230.76 |           | (M)       |                                |
| Refuse Storage Areas               | See Section 230.78 |           |           |                                |
| Underground Utilities              | See Chapter 17.64  |           |           |                                |
| Performance Standards              | See Section 230.82 |           |           |                                |
| Nonconforming Structures           | See Chapter 236    |           |           |                                |
| Signs                              | See Chapter 233    |           |           |                                |

### **CO, CG, and CV Districts: Additional Development Standards**

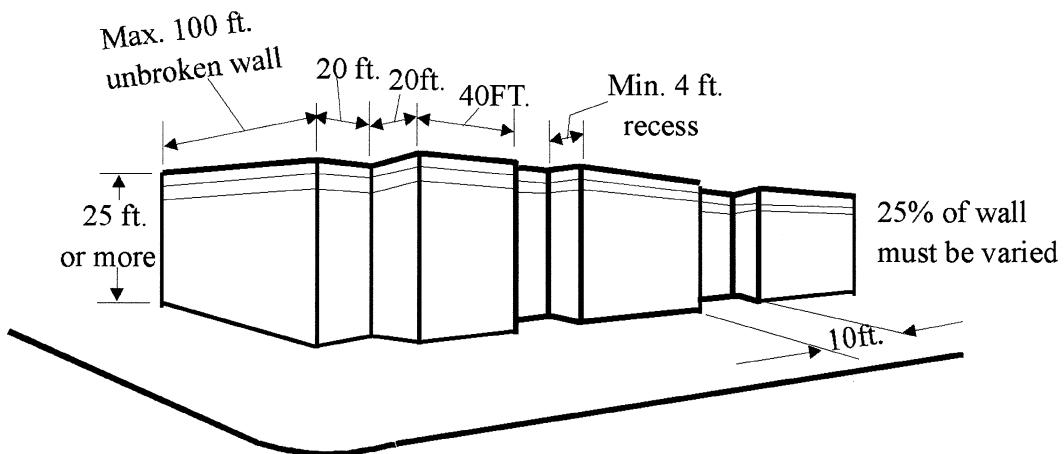
- (A) Dwelling units shall be subject to the standards for minimum setbacks, height limits, maximum density, open space, balconies and bay windows, and parking for the RMH District. The setback standards shall apply only to the stories of a building that are intended for residential use.
- (B) See Section 230.62: Building Site Required and Section 230.64: Development on Substandard Lots.
- (C) The minimum site area for a hotel or motel is 20,000 square feet.
- (D) See Section 230.68: Building Projections into Yards and Required Open Space. Double-frontage lots shall provide front yards on each frontage.
- (E) A minimum 50-foot setback is required along Beach Boulevard, Pacific Coast Highway and Edinger Avenue or 25-foot setback with the setback area entirely landscaped.

- (F) Along a side or rear property line abutting an R district, a 10-foot setback is required, and structures within 45 feet of the district boundary shall not exceed 18 feet in height.
- (G) See Section 230.70: Measurement of Height and Section 230.72: Exceptions to Height Limits.
- (H) Planting Areas:
  - (1) Required front and street side yards shall be planting areas except properties with 50 foot setback shall provide a minimum 10 foot wide planting area along street frontages.
  - (2) Required side and rear yards shall be planting areas or shall be enclosed by a solid concrete or masonry wall at least 6 feet in height.
  - (3) Hotels and Motels. A 15-foot wide landscaped strip shall be provided along all street frontages, except for necessary driveways and walks.
- (I) See Chapter 232: Landscape Improvements.
- (J) See Section 230.88: Fencing and Yards.
- (K) A solid masonry or concrete wall at least 6 feet in height shall adjoin the site of an existing ground-floor residential use. However, where the portion of the site within 10 feet of the front property line is occupied by planting area or by a building having no openings except openings opposite a street property line, the Director may grant an exception to this requirement. A wall within 15 feet of a street property line shall not exceed 3.5 feet in height.
- (L) See Chapter 231: Off-Street Parking and Loading.
- (M) See Section 230.44: Recycling Operations and Section 230.80: Antennae.
- (N) A front or street side wall surface shall be no longer than 100 feet without a break, a recess or offset measuring at least 20 feet in depth and one-quarter of the building length, or a series of offsets, projections or recesses at intervals of not more than 40 feet that vary the depth of the building wall by a minimum of 4 feet. The Director may grant exceptions or allow these standards to be modified for exceptional or unique structures subject to Design Review, Chapter 244.

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Single Horizontal Offsets: 20ft.



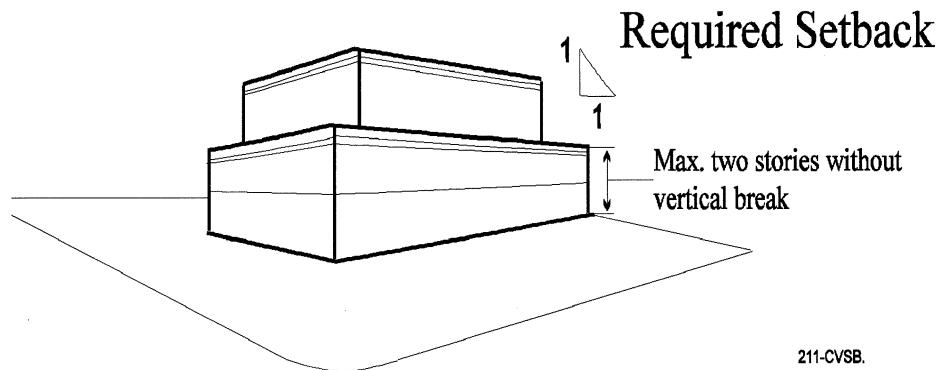
Variable Offsets: 20 ft. and 4 ft.

211-OFFS

### **MAXIMUM WALL LENGTH AND REQUIRED BREAK**

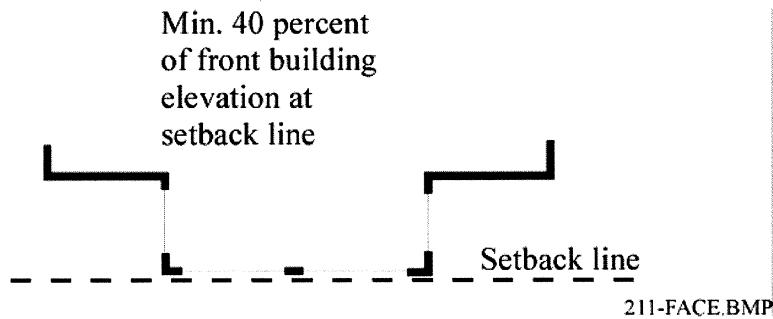
- (O) Two building design standards are established to make commercial areas more attractive and provide a unified streetscape:
  - (1) In the CV District a 10-foot minimum upper-story setback is required above the second story along street frontages. (3707-6/05)

(Rest of page not used)



#### **CV DISTRICT: UPPER-STORY SETBACK**

- (2) In the CO and CV Districts, and on frontages adjacent to major or primary arterials in the CG District at least 40 percent of a building surface may be located at the minimum setback line if additional landscaping is provided on the site.

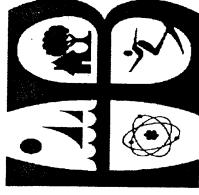


**BUILDING FACE AT SETBACK LINE**

#### **211.08              Review of Plans**

All applications for new construction, initial establishment of use, exterior alterations and additions shall be submitted to the Planning Department for review. Discretionary review shall be required as follows: (3522-2/02)

- A. Zoning Administrator Review. Projects requiring a conditional use permit from the Zoning Administrator; projects on substandard lots; see Chapter 241.
- B. Design Review Board. Projects within redevelopment project areas and areas subject to specific plans; projects within 500 feet of a PS District; see Chapter 244.
- C. Planning Commission. Projects requiring a conditional use permit from the Planning Commission; see Chapter 241.
- D. Projects in the Coastal Zone. A Coastal Development Permit is required unless the project is exempt; see Chapter 245.



# DESIGN REVIEW CHECKLIST

## Chapter 4

### General Commercial

#### General Design Objectives

The design of each commercial project in Huntington Beach should:

- Contribute towards reinforcing or establishing a distinct architectural and environmental image for the district within which the project site is located
- Consider the scale, proportion and character of development in the surrounding area
- Establish attractive, inviting, imaginative and functional site arrangement of buildings and parking areas, and a high quality architectural and landscape design which provides for proper access, visibility and identity
- Facilitate and encourage pedestrian activity and mitigate existing adverse automobile oriented planning patterns
- Minimize excessive or incompatible impacts of noise, light, traffic and visual character
- Preserve and incorporate natural amenities unique to the site such as ocean views, mature trees, etc. into the project development proposal
- Preserve and incorporate structures which are distinctive because of their age, cultural significance, or unique architectural style into the project development proposal

#### Site Planning

| 1. Grading   | Applicable | Not Applicable | Applicant Remarks                        | Staff Remarks |
|--|------------|----------------|--|---------------|
| a. Commercial developments should be sensitive to their natural surroundings. Grading should be minimized by following the natural contours as much as possible. Graded slopes should be rounded and contoured to blend with the existing terrain. | X          |                | creat ease and aesthetic<br>environments |               |
| b. Grading should emphasize and accentuate scenic vistas and natural landforms.  |            | X              | front land                               |               |

|  |   |                      |  |
|--|---|----------------------|--|
| c. Large manufactured slopes should be avoided in favor of several smaller slopes integrated throughout the project. Smaller slopes are less obtrusive, more easily vegetated and can be used to add visual interest, preserve views and provide visual buffers where necessary. | X | No slopes            |  |
| d. Significant natural vegetation should be retained and incorporated into the project.  | X | See arborists report |  |

| 2. Compatibility   |  | Applicable | Not Applicable | Applicant Remarks | Staff Remarks |
|--|--|------------|----------------|-------------------|---------------|
| a. The arrangement of structures, parking and circulation areas and open spaces should recognize the particular characteristics of the site and should relate to the surrounding built environment in pattern, function, scale, character and materials. In developed areas, new projects should meet or exceed the standards of quality which have been set by surrounding development. |  | X          |                |                   |               |
| b. Structures which are distinctive due to their age, cultural significance, or unique architectural style should be preserved and incorporated in the project development proposal.   |  | X          |                |                   |               |
| c. Residential uses should be buffered from incompatible commercial development. Intensified landscaping, increased setbacks and appropriate building orientation should be utilized as a means of providing adequate separation between such land uses.   |  | X          |                |                   |               |
| d. Linkages (e.g walkways, common landscape areas, building orientation) between compatible commercial and residential uses are encouraged where appropriate.  |  | X          |                |                   |               |
| 3. Site Entry Design   |  | Applicable | Not Applicable | Applicant Remarks | Staff Remarks |
| a. Entry areas to commercial development should be enhanced by ornamental landscaping, decorative paving, raised medians, gateway structures, and monument signage.  |  |            |                |                   |               |
| b. Main entry drives should extend from the street to the front  |  |            |                |                   |               |

|                                 |   |
|---------------------------------|---|
| cross aisle and should include: | <ul style="list-style-type: none"> <li>■ a median with a minimum 10-ft. wide clear landscaped area between the street and the first bisecting parking aisle</li> <li>■ a minimum 5-ft. wide sidewalk on each side of the driveway</li> <li>■ a minimum 10-ft. wide landscaped parkway on each side of the driveway</li> <li>■ a minimum 20-ft. wide decorative paving band</li> </ul> |
|---------------------------------|---|

| 4. Building Siting  | Applicable | Not Applicable | Applicant Remarks     | Staff Remarks |
|---|------------|----------------|-----------------------|---------------|
| a. Structure siting should take into consideration the context of the commercial area, the location of incompatible uses, the location of major traffic generators as well as the site's characteristics.   | X          |                |                       |               |
| b. The placement and design of structures should facilitate and encourage pedestrian activity and convey a visual link to the street and sidewalks.   | X          |                |                       |               |
| c. Whenever possible new structures should be clustered to create plazas and pedestrian malls and avoid the creation of "barracks-like" rows of structures. When clustering is impractical, a visual link between separate structures should be established. This link can be accomplished through the use of an arcade system, trellis, or other open structure.   |            | X              | Stand alone buildings |               |
| d. Parking shall not be permitted between the building and front and exterior side property lines for a minimum 40% of the total project street frontage. Such siting in conjunction with substantial landscape treatment, enhances the streetscape, and contributes in the screening of parking areas. This design solution should be utilized in high pedestrian activity areas and along auto-oriented corridors with less pedestrian traffic. |            |                |                       |               |
| e. Site and design buildings on corner and mid-block parcels to establish a strong tie to the street frontage. Buildings with angled corners or plazas are encouraged at corner locations.  |            |                |                       |               |

| 5. Vehicular Access/ Circulation/ Parking  | Applicable | Not Applicable | Applicant Remarks | Staff Remarks |
|--|------------|----------------|-------------------|---------------|
| a. Site access and internal circulation should promote safety, efficiency, and convenience. Conflicts between vehicles and pedestrians should be avoided. Continuous circulation should be provided throughout the site to the greatest extent possible. Dead-end driveways should be minimized. Adequate areas for maneuvering, stacking, truck staging, loading and emergency vehicle access should be accommodated on site. | X          |                |                   |               |
| b. The number of site access points should be minimized and located as far as possible from street intersections. The use of common or shared driveways is encouraged and in some case may be required. Designs which encourage the use of streets for "internal circulation" should be avoided.   | X          |                |                   |               |
| c. Driveway entry locations should be coordinated with existing or planned median openings and driveways on the opposite side of the roadway.  | X          |                |                   |               |
| d. Parking lots should be designed with a clear hierarchy of circulation: major access drives with no direct access to parking spaces; major circulation drives with little or no parking, and parking aisles for direct access to parking spaces. Loading and service areas should be provided with separate access and circulation whenever possible.  |            |                |                   |               |
| e. Parking should not dominate street frontages.   | X          |                |                   |               |
| f. Parking areas should be screened by buildings and landscaping.  | X          |                |                   |               |
| g. Parking lots which accommodate a significant number of vehicles should be divided into a series of connected smaller lots.  |            | X              |                   |               |
| h. Parking lots should be separated from buildings by a raised walkway (minimum 4 feet wide) and landscape strip (minimum 7 feet wide).  |            |                |                   |               |

| 6. Pedestrian Circulation |  | Applicable | Not Applicable | Applicant Remarks | Staff Remarks  |
|---------------------------|--|------------|----------------|-------------------|--|
| a.                        | Placement of primary vehicle access points to the project site in close proximity to major building entries should be avoided in order to minimize pedestrian and vehicular conflicts. | X          |                |                   | 88 93 99 99<br>93 94 95 95<br>93 94 95 95 95 |
| b.                        | Clearly defined pedestrian paths should be provided from parking areas to primary building entrances and sidewalks along the site's perimeter.   | X          |                | Decorative Paving | 88 93 99<br>93 94 95 95<br>93 94 95 95 95    |
| c.                        | Design parking areas so that pedestrians walk parallel to moving cars. Minimize the need for pedestrians to cross parking aisles and landscape islands to reach building entries.      |            |                |                   | 93 94 95<br>93 94 95 95<br>93 94 95 95 95<br>93 94 95 95 95<br>93 94 95 95 95  |
| d.                        | Raised pathways, decorative paving, landscaping and bollards should be used to separate pedestrian paths from vehicular circulation areas to the maximum extent possible.              | X          |                |                   | 93 94 95<br>93 94 95 95<br>93 94 95 95 95<br>93 94 95 95 95  |

| 7. Plazas and Courtyards |  | Applicable | Not Applicable | Applicant Remarks | Staff Remarks |
|--------------------------|--|------------|----------------|-------------------|---------------|
| a.                       | Commercial developments should incorporate plazas and courtyards into their design. Primary access to public plazas and courtyards should be provided from the street. Secondary access may be provided from retail shops, restaurants, offices and other uses within the development. |            |                |                   |               |
| b.                       | Entries to the plazas and courtyards should be inviting and well lit.  |            |                |                   |               |
| c.                       | Shade trees or architectural elements which provide shelter and relief from direct sunlight should be provided within plazas and courtyards.   |            |                |                   |               |
| d.                       | Landscaping, water features, and public art should be incorporated into plaza and courtyard design.  |            |                |                   |               |
| e.                       | Courtyards should be buffered from the street, parking areas or drive aisles.  |            |                |                   |               |

|   |  | Not Applicable | Applicant Remarks | Staff Remarks  |
|---|--|----------------|-------------------|--|
| <b>8. Auxiliary Structures/ Areas</b>   |  | Applicable     |                   |  |
| a. Auxiliary structures and areas such as play areas and outdoor dining areas should be integrated within the overall site design. Play structures associated with commercial uses should be enclosed and integrated within the building design.                    |  | X              |                   | 65 66 67 68 69 70 71<br>65 66 67 68 69 70 71 |
| <b>9. Loading &amp; Delivery</b>  |  | Applicable     | Not Applicable    | Applicable   |
| a. Loading and delivery service areas should be located and designed to minimize their visibility, circulation conflicts and adverse noise impacts to the maximum feasible extent.  |  | X              |                   | 65 66 67 68 69 70 71<br>65 66 67 68 69 70 71<br>65 66 67 68 69 70 71   |
| b. Loading and delivery service areas should be screened with portions of the building, architectural wing walls, freestanding walls and landscape planting.  |  | X              |                   |  |
| c. Loading and delivery areas should not be located in required setback areas.  |  | X              |                   |  |
| <b>10. Utility and Mechanical Equipment</b>   |  | Applicable     | Not Applicable    | Applicable   |
| a. Utility and mechanical equipment (e.g. electric and gas meters, electrical panels, transformers and junction boxes) should be screened from view. All screening devices should be compatible with the architecture, materials and colors of adjacent structures. |  |                |                   |  |
| b. Transformers should not dominate the streetscape. When transformers are required to be installed adjacent to the street, they should be undergrounded.   |  |                |                   |  |
| <b>11. Refuse and Storage Areas</b>   |  | Applicable     | Not Applicable    | Applicable   |
| a. Trash storage must be enclosed within or adjacent to the main structure or located within separate freestanding enclosures.  |  | X              |                   |  |
| b. Trash enclosures should be unobtrusive and conveniently accessible for trash collection but should not impede circulation during loading operations.   |  | X              |                   |  |

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|  |   |  |  |
|--|---|--|--|
| c. Trash enclosures should be located away from residential uses to minimize nuisance to adjacent properties.  | X |  |  |
| d. Trash and storage enclosures should be architecturally compatible with the project design. Landscaping shall be incorporated into the design of trash enclosures to screen them and deter graffiti. | X |  |  |
| e. Cart storage should be integrated within the initial building and site design. Large freestanding enclosures or unscreened "cart corrals" are generally considered unacceptable.                    |   |  |  |

| 12. Walls and Fences  | Applicable | Not Applicable | Applicant Remarks |
|---|------------|----------------|-------------------|
| Staff Remarks   |            |                |                   |
| a. Wall/ fence design should complement the project's architecture. Landscaping should be used to soften the appearance of wall surfaces.   | X          |                |                   |
| b. Walls should be offset every 50 ft. Landscape pockets along the wall should be provided at regular intervals.  |            |                |                   |
| c. Solid walls with pilasters, decorative caps and offsets are recommended for screening purposes. Low solid wall segments with integrated landscaped planters are encouraged for open space areas. |            |                |                   |
| d. Walls and fences within front and exterior side yards of commercial sites should be avoided.   |            |                |                   |

| 13. Paving   | Applicable | Not Applicable | Applicant Remarks |
|--|------------|----------------|-------------------|
| Staff Remarks  |            |                |                   |
| a. Decorative paving should be incorporated into parking lot design, driveway entries, pedestrian walkways and crosswalks.   | X          |                |                   |
| b. Paving materials should complement the architectural design. The use of stamped concrete, stone, brick, pavers, exposed aggregate, or colored concrete is encouraged. | X          |                |                   |

| 14. Lighting  | Applicable | Not Applicable | Applicant Remarks | Staff Remarks |
|---|------------|----------------|-------------------|---------------|
| a. The type and location of parking area and building lighting should preclude direct glare onto adjoining property, streets, or skyward. Lighting systems should be designed for two operating levels; a higher intensity lighting level for business operating hours and a reduced intensity level for non-operating hours.<br><br>b. The design of the light fixtures and their structural support should be architecturally compatible with the theme of the development.<br><br>c. Pedestrian scale/decorative light fixtures are encouraged. “High mast” poles are discouraged. |            |                |                   |               |

| 15. Other Site Amenities  | Applicable | Not Applicable | Applicant Remarks | Staff Remarks |
|---|------------|----------------|-------------------|---------------|
| a. Site amenities within a commercial setting should be coordinated in terms of color, materials and design in order to convey a cohesive project appearance and distinctive character. |            |                |                   |               |

| Site Furniture   | Applicable | Not Applicable | Applicant Remarks | Staff Remarks |
|--|------------|----------------|-------------------|---------------|
| a. Seating should be included in plaza and courtyard design. Where possible, seating should be provided in active and passive areas. |            | X              | No seating        |               |

| Tree Guards   | Applicable | Not Applicable | Applicant Remarks   | Staff Remarks |
|---|------------|----------------|---|---------------|
| a. Tree grates should be provided along street edges and plazas where a continuous walking surface is needed. Grates should be a minimum of four feet in diameter. Knockouts must be provided to enlarge the inside diameter to support a larger tree trunk as the tree grows.<br><br>b. Tree guards should be provided to protect trees in high activity areas. Tree guard design should be compatible with other site furnishings. Tree guards should be attached to the tree grate, welds should not be visible. | X          |                | Tree grates for all palms adjacent to parking stalls at front and side of building. |               |

|                          |  | Applicable | Not Applicable | Applicant Remarks | Staff Remarks |
|--------------------------|--|------------|----------------|-------------------|---------------|
| <b>Pots and planters</b> |  |            |                |                   |               |
| a.                       | Planters and pots should not obstruct pedestrian traffic flow.<br>Consider placing pots in building recesses, at locations where access is discouraged and adjacent to blank walls to provide visual interest and color accents. |            |                |                   |               |
| b.                       | Group similar sized planters in clusters to enrich streetscapes and plazas.  |            |                |                   |               |
| c.                       | Planter materials should compliment the project architecture.<br>Use of cast stone and masonry is encouraged.  |            |                |                   |               |
| <b>Bollards</b>          |  |            |                |                   |               |
| a.                       | Bollard design should be consistent with the overall project theme and should coordinate with other site furnishings.  | X          |                |                   |               |
| b.                       | In locations where emergency access may be necessary, removable bollards should be considered.   |            |                |                   |               |
| <b>Trash receptacles</b> |  |            |                |                   |               |
| a.                       | Trash receptacle design should coordinate with other streetscape furnishings.  |            | X              |                   |               |
| <b>Bicycle Racks</b>     |  |            |                |                   |               |
| a.                       | Bicycle rack design should be consistent with other streetscape furnishings. Use of "loop racks" and "ribbon bars" are encouraged.   |            | X              |                   |               |
| <b>Newspaper Racks</b>   |  |            |                |                   |               |
| a.                       | Newspaper racks should be consolidated. Newspaper rack locations should not inhibit pedestrian flow.   |            | X              |                   |               |
| b.                       | Newspaper rack design should incorporate masonry and/or metal elements that compliment other streetscape furnishings.  |            | X              |                   |               |

|  |  | Applicable | Not Applicable | Applicant Remarks | Staff Remarks |
|--|--|------------|----------------|-------------------|---------------|
| <b>Kiosks, Bulletin Boards and Directories</b> | a. Kiosks, bulletin boards and directories should be provided near vehicular and pedestrian entrances to multi-tenant commercial developments. |            |                |                   |               |
|  | b. Directory and bulletin board siting should maximize their visibility while minimizing the potential for creating a traffic hazard.          |            |                |                   |               |
|  | c. Kiosk design should be consistent with the architectural theme of the development and other site furnishings.                               |            |                |                   |               |

|                     |  | Applicable | Not Applicable | Applicant Remarks | Staff Remarks |
|---------------------|--|------------|----------------|-------------------|---------------|
| <b>Bus Shelters</b> | a. Bus shelters should be compatible with streetscape furniture and the architectural style of adjacent buildings. |            |                |                   |               |
|                     | b. Bus shelters should be designed to provide unobstructed visibility into the shelter.                            |            |                |                   |               |

### Architectural Guidelines

|                                 |   | Applicable | Not Applicable | Applicant Remarks  | Staff Remarks |
|---------------------------------|---|------------|----------------|--|---------------|
| <b>I. Architectural Imagery</b> | a. No particular architectural “style” is required for commercial structures. High quality, innovative and imaginative architecture is encouraged.  | X          |                | The Bella Terra style of design fits the existing community well – both commercial and residential   |               |
|                                 | b. The use of standardized “corporate” architectural styles associated with franchises is discouraged. Site specific design solutions are encouraged.   | X          |                | We have chosen a style that allows more architectural expression to integrate the design to the community rather than insert prototypes.                             |               |
|                                 | c. The selected architectural style/ design should consider compatibility with surrounding character, including harmonious building style, form, size, color, materials and roofline. In developed areas infill projects should meet or exceed the standards of quality which have been set by surrounding development. | X          |                | We decided on the Bella Terra style because it fits nicely with all surrounding structures, making a subtle impact while avoiding over powering adjacent structures. |               |
|                                 | d. The designer is expected to employ variations in form, building details and siting in order to create visual interest. In all cases the selected architectural style should be   | X          |                | The proposed roof line is staggered, not flat. An entry tower highlights the store entrance and ties the left and right sides of the building together.              |               |

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employed on all building elevations.

## 2. Building Facade and Roof Articulation

|  | Applicable | Not Applicable | Applicant Remarks   | Staff Remarks   |
|--|------------|----------------|---|---|
| a. Buildings should be divided in distinct massing elements. Building facades should be articulated with architectural elements and details. Vertical and horizontal offsets should be provided to minimize building bulk. | X          |                | The "entry tower" is distinctive in its design and the staggered parapet relief line is supported by <del>accented</del> accented vertical accents. | • • • • •<br>• • • • •  |
| b. Variable building facades along linear street frontages are encouraged.   | X          |                | Creative facade variation has been included to create subtle points of interest without becoming overwhelming.                                      | • • • • •<br>• • • • •<br>• • • • •<br>• • • • •<br>• • • • •   |
| c. Arcades trellises and other open structures should be utilized to visually and physically link buildings and provide connections to adjacent sidewalks.   | X          |                | Sidewalks are woven through a mass of trees, both new and existing at the corner of the master section.   | • • • • •<br>• • • • •<br>• • • • •<br>• • • • •  |
| d. The siting and design of "anchor buildings" for major tenants should balance rather to overwhelm minor tenant structures.   | X          |                |   |   |
| e. Building entries should be readily identifiable. Use recess projections, columns and other distinctive materials and colors to articulate entries.  | X          |                | The entry tower provides an aesthetic appeal and provides the necessary way-finding for the entry.  | In addition to previous comments, distinctive colors, decorative arches, and stone masonry add to the visual appeal. We have avoided anything remotely close to "nearly vertical" resting elements. |
| f. All wall surfaces visible to the public should be architecturally enhanced.   | X          |                |   | We have included the entry tower in our design.   |
| g. Nearly vertical, mansard or pitched roofs should be avoided.  | X          |                |   |   |
| h. Vertical architectural elements such as towers should be used as focal points.  | X          |                |   |   |
| i. Stairways should be designed as an integral part of the building architecture. Boldly-projecting stairways that complement the architectural massing and form of commercial buildings are encouraged                    | X          |                |   |   |
| j. Gutters and downspouts should be concealed, unless designed as a decorative architectural feature.  | X          |                |   | All roof drainage is internalized, concealed from public view.  |
| k. All mechanical equipment should be screened from view of public streets, neighboring properties, and nearby higher buildings.   | X          |                |   | All roof-top equipment is completely screened from public views including next door developments.   |

| 3. Fenestration   | Applicable | Not Applicable | Applicant Remarks | Staff Remarks |
|---|------------|----------------|-------------------|---------------|
| a. The size and location of doors and windows should relate to the scale and proportions of the building elevation on which they are located.   |            |                |                   |               |
| <b>4. Building Materials and Colors</b>   | Applicable | Not Applicable | Applicant Remarks | Staff Remarks |
| a. Corporate franchise tenant buildings should utilize colors and materials which are complementary to the overall design theme and consistent with the colors/ materials palette for the commercial development. |            |                |                   |               |
| b. Exposed gutters should be colored to match fascia or wall materials. Exposed downspouts should be colored to match the surface to which they are attached.   |            |                |                   |               |

### Landscaping Guidelines

| 1. Standard Guidelines  | Applicable | Not Applicable | Applicant Remarks   | Staff Remarks |
|---|------------|----------------|---|---------------|
| a. Landscaping should enhance the quality of commercial developments by framing and softening the appearance of structures, defining site functions, screening undesirable views and buffering incompatible uses.   | X          |                | Preserving existing mature trees will soften venture project Palms at corner and around building frame areas and soften the facade. |               |
| b. Landscaped areas should generally incorporate planting utilizing a three tiered system: 1) grasses and ground covers, 2) shrubs and vines, and 3) trees. All areas not covered by structures, service yards, walkways, driveways, and parking spaces should be landscaped, in accordance with City Ordinance requirements. | X          |                | Once in final design, the landscape will utilize a tier system for planting, covering every open square foot with landscape.        |               |

| 1. Standard Guidelines (CONT)   | Applicable | Not Applicable | Applicant Remarks  | Staff Remarks  |
|---|------------|----------------|--|--|
| <p>c. The following design concepts should be utilized in all project design:</p> <ul style="list-style-type: none"> <li>▪ Specimen trees (36-inch box or more) in informal groupings or rows at major focal points</li> <li>▪ Use of flowering vines both on walls and arbors or trellises</li> <li>▪ Use of planting to create shadow and patterns against walls</li> <li>▪ Use of planting to soften building lines and emphasize the positive features of the site</li> <li>▪ Trees to create canopy and shade, especially in parking areas and passive open space areas</li> </ul> <p>Berms, plantings, and walls to screen parking lots, trash enclosures, storage areas, utility boxes, etc.</p> <p>d. Trees generally should be placed as follows:</p> <ul style="list-style-type: none"> <li>▪ A minimum of 8 ft. between center of trees and edge of driveway, 6 ft. from water meter or gas meter and sewer laterals</li> <li>▪ A minimum of 25-ft. between center of trees and point of intersection of the edge of driveways and streets or walkways</li> <li>▪ A minimum of 15-ft. between center of trees or large shrubs to utility poles/street lights</li> <li>▪ A minimum of 8-ft. between center of trees or large shrubs and fire hydrants, fire department sprinklers, standpipe connections</li> </ul> | X          |                | <p>Protect landscape design utilizes several new 36" box trees (informally square), several new palm trees, and several protected or transplanted mature existing trees.</p> <p>Flowering vines will be used on the South wall.</p> <p>Final landscape design will consider shade and shadow, color and texture, landscape berms, and ultimate canopy to emphasize the positive features off-site.</p> | <p>Minimum tree setbacks will be activated in final design / layout of plant material.</p> |
|   |            |                |  |  |

## 1. Standard Guidelines (CONT)

|    |  | Applicable | Not Applicable | Applicant Remarks  | Staff Remarks  |
|----|--|------------|----------------|--|--|
| e. | Trees or large shrubs should not be planted under overhead lines or over underground utilities if their growth will interfere with the installation or maintenance of these utilities.               |            |                |  | • • • • •<br>• • • • • |
| f. | Landscaping materials should be spaced so that they do not interfere with the lighting of the premises or restrict access to emergency apparatus such as fire hydrants or fire alarms boxes.         | X          |                | Final planting design will take into account lighting and emergency access requirements. | • • • • •<br>• • • • • |
| g. | Existing healthy mature trees should be preserved and incorporated into the overall landscaping plan.  |            |                |  | • • • • •<br>• • • • • |
| h. | Gravel, or astroturf, is not allowed as a substitute for plant materials.  | X          |                |  | • • • • •<br>• • • • • |
| i. | Use of vines and climbing plants on buildings, trellises, and privately owned perimeter walls is encouraged.   | X          |                | Final planting design will consider all elements from i-1                                | • • • • •<br>• • • • • |
| j. | Landscaping should be in scale with adjacent buildings and be of appropriate size at maturity to accomplish its intended goals.  | X          |                |  | • • • • •<br>• • • • • |
| k. | Landscaping should be protected from vehicular and pedestrian encroachment by raised planting surfaces. Concrete step-off areas should be provided in landscape planters adjacent to parking spaces. | X          |                |  | • • • • •<br>• • • • • |
| l. | Landscaping around the entire base of buildings is encouraged to soften the edge between parking lot and the structure.  | X          |                |  | • • • • •<br>• • • • • |

## 2. Parking lot landscaping

|    |   | Applicable | Not Applicable | Applicant Remarks | Staff Remarks |
|----|---|------------|----------------|-------------------|---------------|
| a. | Parking lot landscaping should accent driveways, frame the major circulation aisles, and highlight pedestrian pathways. |            |                |                   |               |

| 2. Parking lot landscaping (CONT)  | Applicable  | Not Applicable | Applicant Remarks | Staff Remarks |
|--|---|----------------|-------------------|---------------|
| b. Parking for more than 250 parking spaces shall provide continuous landscape planting strips between every row of parking and should be planted with shade trees low shrubs and groundcover at a minimum distance of 35-ft on center. These landscaping areas should provide a minimum of 7-ft. clear plantable width and shall be protected by a 6-inch high curb and a 12-inch wide concrete or comparable hardscape material mow strip on both sides. |   |                |                   |               |
| c. Parking for more than 250 parking spaces shall provide landscaping islands with minimum 500 sq. ft. of plantable area and 7-ft. wide clear plantable width at the end of parking rows. These landscaping areas should be planted with shade trees, low shrubs and groundcover and should be protected by a 6-inch high curb on all sides and a 12-inch wide concrete step-off area adjacent to parking spaces.  |   |                |                   |               |
| d. Parking for more than 250 parking spaces shall provide interior planting islands with minimum 135 sq. ft. of plantable area every 10 parking spaces. These landscaping areas should be planted with shade trees, low shrubs and groundcover and should be protected by a 6-inch high curb on all sides and a 12-inch wide concrete step-off area adjacent to parking spaces.  |   |                |                   |               |
| e. All parking lot street frontages for lots with more than 250 parking spaces should be screened by landscaping. Screening materials should provide a clear line of sight between 32 inches and 5 ft. above grade. Parking lot landscape screening should be implemented by utilizing one or a combination of the following:  | <ul style="list-style-type: none"> <li>▪ a maximum 32-inch high evergreen hedge, to create a solid hedge</li> <li>▪ a maximum 32-inch high earth berm with a slope no greater than 3.5:1</li> <li>▪ non deciduous (evergreen) trees planted at a distance of 35 ft. on center. Trees should be a minimum 36-inch box container size, or as recommended by conditions of approval</li> </ul> |                |                   |               |

| 3. Slope Revegetation and Erosion Control |   | Applicable | Not Applicable | Applicant Remarks | Staff Remarks |
|---|---|------------|----------------|-------------------|---------------|
| a.  | All slopes to be constructed at a gradient steeper than 6:1 horizontal to vertical and with a vertical height of three feet or greater, shall be revegetated within 30 days of completion of grading. |            |                |                   |               |
| b.  | All slopes should be covered with herbaceous or prostrate shrubby ground covers.  |            |                |                   |               |
| c.  | All plant materials should be appropriate to the site conditions, water conserving and appropriately spaced to control soil erosion.  |            |                |                   |               |
| d.  | Trees, shrubs, and ground covers should be planted in undulating massings and groupings to reduce the constricted character of manufactured slopes.   |            |                |                   |               |
| e.  | Revegetation on permanent slopes should include permanent irrigation systems.   |            |                |                   |               |

| 4. Plant Maintenance and Irrigation |   | Applicable | Not Applicable | Applicant Remarks | Staff Remarks  |
|-------------------------------------|---|------------|----------------|-------------------|--|
| a.                                  | All young trees should be securely staked with double staking and/or guy-wires. Root barriers shall be required for any tree placed in paved or other locations where roots could damage adjacent paving/curb surfaces. | X          |                |                   | Landscape plan and irrigation plan will achieve all requirements for maintenance and irrigation <del>at time</del> . |
| b.                                  | Automatic sprinkler controllers should be installed to ensure that landscaped areas will be watered properly. Backflow preventors and anti-siphon valves should be provided in accordance with current codes.           | X          |                |                   |  |
| c.                                  | Sprinkler heads and risers should be protected from car bumpers. "Pop-up" heads should be used near curbs and sidewalks.  | X          |                |                   |  |
| d.                                  | The landscape irrigation system should be designed to prevent run-off and overspray.  | X          |                |                   |  |
| e.                                  | All irrigation systems should be designed to reduce vandalism by placing controls in appropriate enclosures.  | X          |                |                   |  |

## Public Safety Through Design

| <b>Public Safety Through Design</b>  | <b>Applicable</b> | <b>Not Applicable</b> | <b>Applicant Remarks</b> | <b>Staff Remarks</b> |
|--|-------------------|-----------------------|--------------------------|----------------------|
| a. Electronic surveillance and security hardware should be as invisible and unobtrusive as possible. If security grilles are necessary, they should be architecturally integrated within the overall building design theme. The use of scissor grilles is strongly discouraged.  |                   |                       |                          |                      |
| b. Lighting should be designed to satisfy functional and decorative needs. Security lighting should be designed as part of an overall lighting plan rather than as single stand alone elements.  |                   |                       |                          |                      |
| c. Safety behind buildings should be ensured through: 1) adequate security lighting for parking areas and pedestrian ways; 2) limited access (walls, fences, gates, shrubs); 3) signage; 4) introduction of activities (e.g., rear entrances for commercial activities) that increase surveillance; 5) surveillance through windows or with cameras; and 6) ongoing maintenance of storage areas and alleys. |                   |                       |                          |                      |
| d. Storefront lighting should complement the architectural style of the building while providing illumination of building facades and entrances.   |                   |                       |                          |                      |
| e. Lighting should be sufficient for sidewalk and street illumination. Pedestrian scale lighting fixtures that provide good levels of lighting are encouraged.   |                   |                       |                          |                      |
| f. Window signage should be installed in a manner that provides clear and unobstructed view of the interior of the business establishment from the sidewalk.   |                   |                       |                          |                      |

| Public Safety Through Design (CONT) |  | Applicable | Not Applicable | Applicant Remarks | Staff Remarks                              |
|-------------------------------------|--|------------|----------------|-------------------|--|
| g.                                  | Building address numbers should be visible from the public right-of-way.   |            |                |                   | (6) (6) (6) (6) (6)<br>(6) (6) (6) (6) (6) |
| h.                                  | Landscaping should be planted and maintained to allow visibility and eliminate areas of potential criminal activity.   |            |                |                   | (6) (6) (6) (6) (6)<br>(6) (6) (6) (6) (6) |
| i.                                  | Delineate the separation between public and private spaces with paving, building materials, grade separations or with physical barriers such as landscaping. |            |                |                   | (6) (6) (6) (6) (6)<br>(6) (6) (6) (6) (6) |

Class D

Applicant Signature:

Date: 6/27/08

# CVS PHARMACY GREEN BUILDING FEATURES

City of Huntington Beach

| LEED Category   | Points   | GREEN BUILDING Comments   | OCT 30 2008 |
|---|----------|---|-------------|
| <b>SUSTAINABLE SITES</b>  |          |   |             |
| SS PREREQUISITE - Construction Activity Pollution Protection                              | 1        | Project will meet Erosion and Sedimentation Control   |             |
| SS CREDIT 1 - Site Selection  | 1        | Credit allowed- not prime farm land, in flood plain, within 100 feet of wetlands, within 50 feet of lake or stream or a part of a public parkland.  |             |
| SS CREDIT 4.1 - Alternative Transportation, Public Transit Access                         | 1        | Project to be located within 1/2 mile of an existing urban or suburban bus routes -complies with this credit.   |             |
| SS CREDIT 4.2 - Alternative Transportation, Bicycle Friendly                              | 1        | Bicycle rack provided for 5% of users per city code as well   |             |
| SS CREDIT 4.4 - Alternative Transportation, Parking Capacity                              | 1        | Provide preferred parking for van or carpooling (set aside) spaces for 5% of building users.  |             |
| SS CREDIT 7.2 - Heat Island Effect, Roof  | 1        | Utilize PVC or TPO single ply roof materials that have a Solar Reflective Index (SRI) of 78 or better.  |             |
| <b>Category Credit Subtotal</b>   | <b>6</b> |   |             |
| <b>WATER EFFICIENCY</b>   |          |   |             |
| WE CREDIT 1.1 - Water Efficient Landscaping, Reduce by 50%                                | 1        | Use indigenous and drought-tolerant plants -existing trees protected in place reduces initial watering requirements   |             |
| WE CREDIT 3.1 - Water Use Reduction, 20% Reduction  | 1        | Utilize water efficient fixtures such as ultra low-flow lavs, water closets and waterless urinals for building users and reduce occupancy-based potable water consumption by 20% compared to 1992 EPA baseline standards. |             |
| <b>Category Credit Subtotal</b>   | <b>2</b> |   |             |
| <b>ENERGY AND ATMOSPHERE</b>  |          |   |             |
| EA PREREQUISITE 2 - Minimum Energy Performance  | 1        | Project to meet the mandatory or prescriptive requirements of ASHRAE\IESNA 90.1-2004.   |             |
| EA PREREQUISITE 3 - Fundamental Refrigeration Management                                  | 1        | All refrigerants provided for HVAC systems shall be CFC free.   |             |
| EA CREDIT 1 - Optimize Energy Performance (14% for new buildings for 2 points)            | 1        | ENERGY MANAGEMENT SYSTEM for HVAC and all lighting building exceeds ASHRAE 90.1-2004 by 10%.  |             |
| <b>Category Credit Subtotal</b>   | <b>3</b> |   |             |
| <b>MATERIALS AND RESOURCES</b>  |          |   |             |
| MR PREREQUISITE 1 - Storage and Collection of Recyclables                                 | 1        | Plans to indicate set aside area for recyclables including: paper, cardboard, glass, plastic and metals storage (Pharmacy and/or Receiving Area).   |             |
| MR CREDIT 2.1 - Construction Waste Management, Divert 50% from Disposal                   | 1        | Recycled site materials to be measured by weight or volume. 2 dumpster system during construction   |             |
| MR CREDIT 3.1 - Materials Reuse 5%  | 1        | Project will use salvaged, reused, or refurbished materials including furniture for 5% of the value of the entire project, Steel, masonry, ceiling tile, asphalt base materials have recycled content                     |             |
| MR CREDIT 5.1 - Local/Regional Materials, 10% Extracted, Processed & Manufactured Locally | 1        | Project incorporates percentage of regional materials/products.   |             |
| <b>Category Credit Subtotal</b>   | <b>4</b> |   |             |

| LEED Category  | Points    | GREEN BUILDING Comments  |
|--|-----------|--|
| <b>SUSTAINABLE SITES</b>                                       |           |  |
| <b>ENVIRONMENTAL QUALITY</b>                                   |           |  |
|  |           |  |
| EQ PREREQUISITE 1 - Minimum IAQ Performance                    | 1         | Building ventilation to conform to ASHRAE 62.1-2004, Sections 4 through 7 as a minimum.  |
| EQ PREREQUISITE 2 - Environmental Tobacco Smoke (ETS) Control  | 1         | Building to be no smoking during construction and after occupancy.   |
| EQ CREDIT 4.1 - Low-Emitting Materials, Adhesives and Sealants | 1         | Utilize low VOC emissions for each adhesive and sealant used inside the building. Developer to provide actual submittals to meet tabular requirements of LEED v. 2.2.  |
| EQ CREDIT 4.2 - Low-Emitting Materials, Paints and Coatings    | 1         | Utilize low or zero VOC emissions for each paint and coating type used inside the building.  |
| EQ CREDIT 4.3 - Low-Emitting Materials, Carpet Systems         | 1         | Utilize carpet tile that meets the Carpet and Rug Institute (CRI) Green Label program and all carpet adhesives have VOC emissions of less than 50g/L. Carpet vendor is "Interface" is a leader in the sustainable movement |
| <b>Category Credit Subtotal</b>                                | <b>5</b>  |  |
| <b>INNOVATION AND DESIGN PROCESS</b>                           |           |  |
| DE CREDIT 1.1 - Innovation in Design                           | 1         | Provide recycling program for pharmaceuticals and\ or other customer packaging items.  |
| <b>Category Credit Subtotal</b>                                | <b>1</b>  |  |
| <b>Overall Credit Total</b>                                    | <b>21</b> |  |